BURGESS HILL

York Road, Burgess Hill,
West Sussex, **RH15 9TU**

Currently fitted out for
Research & Development / Design Studios







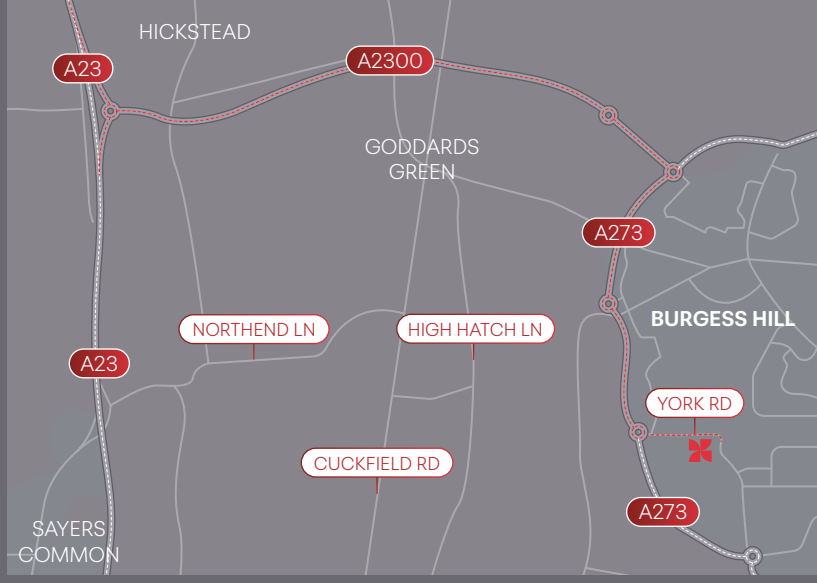
Warehouse / Industrial Unit
Unit 2 18,792 Sq Ft

- Modern unit
- Two storey offices
- Warehouse / production area
- Excellent industrial location
- Would suit R & D or design studio, utilising existing tenant fit out

Strategic unit positioning

The property is located at the junction of York Road and Charles Avenue, within the main industrial area of Burgess Hill. The estate fronts the A273, which links with the A2300 to the north providing access to the A23, approximately 3 miles to the northwest.

The town centre along with Burgess Hill Railway Station are approximately 1.5 miles to the east.

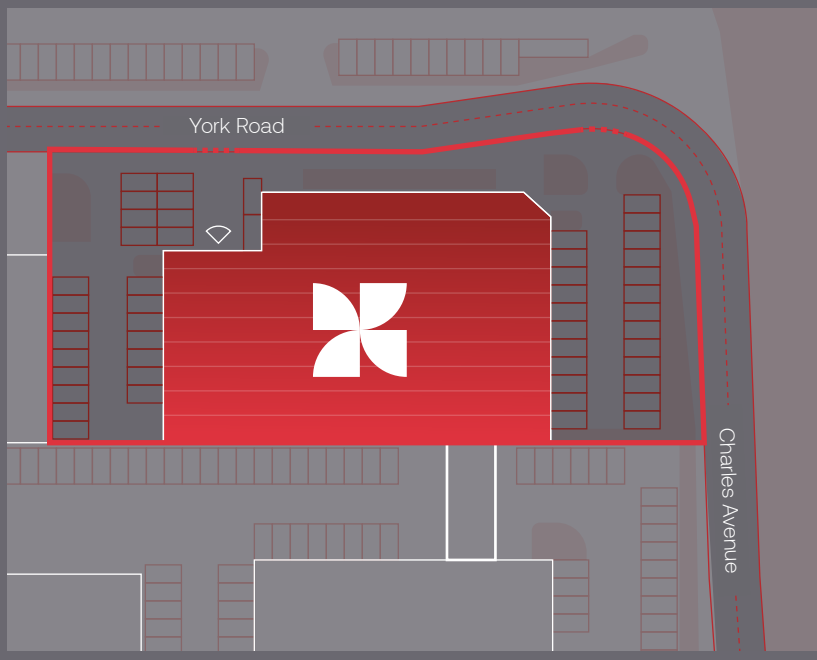


Warehouse / production

The premises comprises a steel portal frame warehouse with brick and glazed elevations and was refurbished in 2017. The unit provides two storey offices across the frontage of the building and warehouse/production area to the rear.

The production area is serviced by a single loading door to the rear. Externally, the unit provides 51 car parking spaces arranged across the front and rear of the building.

Unit 2	**Sq Ft**	**Sq M**
Warehouse	10,424	968
Offices	8,368	777
Total	**18,792**	**1,745**
Total w/ tenant fit out approx.	**29,000**	**2,694**



Tenant's alterations

The premises are currently fitted out to provide high quality offices / design studios across the entire first floor (with bespoke server room) and much of the ground floor with a self-contained workshop serviced by the main loading door and providing a total floor area of approximately 29,000 sq ft.



EPC

A copy of the EPC is available on request.

Colliers

For further information please contact:

William Bellman
william.bellman@colliers.com
07881 553904

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2025 - Design by cormackadvertising.com