

TO LET

INDUSTRIAL AND WAREHOUSE – 22,756 SQ FT (2,114.03 SQ M)

1 Edward Way, Burgess Hill, RH15 9UA

Rent | On application DETACHED INDUSTRIAL/WAREHOUSE TO LET

27 August 2026

DESCRIPTION
The unit comprises a modern warehouse/distribution facility of steel truss and brick/blockwork and clad walls under a profile steel pitched roof. The unit is detached with parking to the front and a generous yard to the rear.

The property is on an existing lease until 7 August 2028. New leases may be considered with the landlord.

LOCATION
The unit is located at the end of Edward Way only a short walk from the town centre.

Burgess Hill has good transport links and the mainline railway station provides a direct service to London in under one hour.

* A23 via the A2300 - 2 miles
* Crawley/Gatwick - 25 miles
* Brighton - 18 miles
* Horsham - 18 miles
* M25 - 40 Miles

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Office	2,347	218.04
First Floor Office	2,347	218.04
Warehouse	18,062	1,678.00
TOTAL	**22,756**	**2,114.08**

AMENITIES / OPPORTUNITY
- Gas supply
- 3 Phase power
- Fitted offices
- 2 loading doors (3m wide and 3.88m high)
- 6.7m (22 ft) eaves height to underside of the beam
- Ample car spaces and loading
- 40% site cover

RENT
On application

TENURE
Assignment / subletting until August 2028. Potential for a longer, new lease direct with the landlord. Details available on request.

RATES
£190,000 Rateable Value (2026 list)

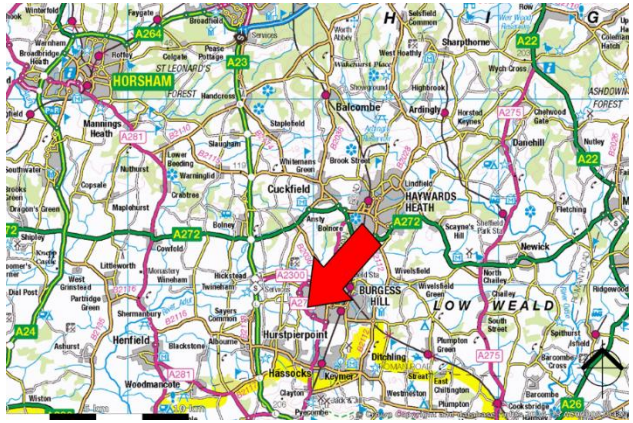
VAT
VAT will be charged on the quoting terms.

LEGAL COSTS
Each party to be responsible for their own legal costs.

EPC
The property has an EPC rating of C.















VIEWINGS – 01293 441300

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