TO LET

R&D / HQ Office
with Ancillary Warehouse

1 EDWARD WAY
BURGESS HILL

WEST SUSSEX, RH15 9UE

35,233 SQ FT
3,273 SQ M

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk



EASY ACCESS TO A23

AIR-CONDITIONED OFFICES

SECURE YARD

360-DEGREE VEHICULAR ACCESS

WAREHOUSE EAVES HEIGHT OF 6-11 METERS

168 MARKED SPACES

PROPERTY
DETAILS

The property comprises a prominent self-contained two storey HQ office building, with a linked high bay warehouse to the rear. The office provides high quality air-conditioned space set around a central atrium, providing good levels of natural light. The warehouse benefits from a minimum clear height to the underside of the roof truss of 6.1m, rising to 10.7m within the high bay section.

Generous dedicated parking is available to the front and side of the property, with approximate 168 marked space.

The site also provides a secure rear yard.

SCHEDULE OF ACCOMODATION

	SQ FT	SQ M
BUILDING A – OFFICE – GROUND FLOOR	11,792	1,095
BUILDING A – OFFICE – 1ST FLOOR	11,792	1,095
BUILDING B - WAREHOUSE	11,650	1,082
TOTAL	35,233	3,273



1 EDWARD WAY, **BURGESS HILL**
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PROPERTY
LOCATION

Burgess Hill is strategically located along the A23 corridor, with convenient access to the A23 via the A2300. This provides excellent connectivity northbound to London (approximately 40 miles) and Gatwick Airport (approximately 16 miles), as well as southbound to Brighton (approximately 10 miles) and the A27.

The town benefits from strong rail links, offering regular services to London Victoria, Gatwick Airport, and Brighton.

Victoria Industrial Estate accommodates a diverse range of prominent occupiers, including Boeing, CAE UK, ILG, and Royal Mail. A Tesco superstore is located within walking distance of the subject property, with additional amenities available nearby in Burgess Hill town centre.

A27	**12 Minutes**
A23	**6 Minutes**
M25	**35 Minutes**

SAT NAV: RH15 9UE
///reckon.vintages.business



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FURTHER **INFORMATION**

TERMS: An effective full repairing and insuring lease is available on new terms to be negotiated and agreed.

RENT: On application.

VAT: VAT will be chargeable on the terms quoted.

LEGAL COSTS: Each party is to be responsible for their own legal fees.

EPC: The property has an EPC rating of D.

AGENT **DETAILS**

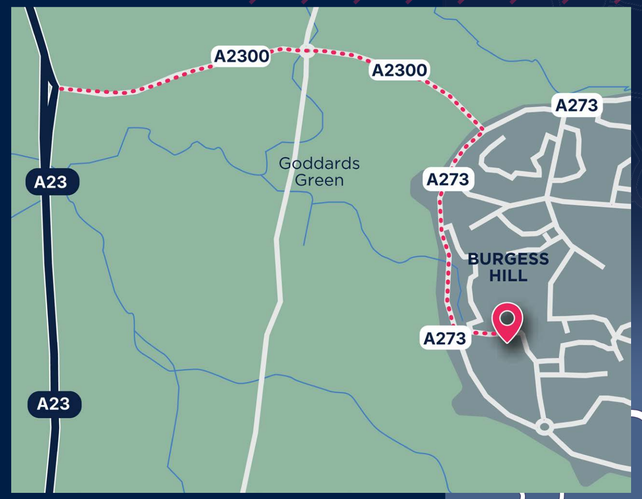
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HARGREAVES
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CONNECTIONS	Miles	Time
A27	7	12 mins
BRIGHTON	11	24 mins
GATWICK AIRPORT	19	24 mins
LONDON (M25)	25	35 mins
PORTSMOUTH DOCKS	56	1hr 20 mins
SO'TON DOCKS	68	1hr 35 mins



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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us

OWNED AND MANAGED BY:

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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hargreaves.co.uk



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