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MAKING PROPERTY WORK

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TO LET

INDUSTRIAL AND WAREHOUSE – 20,830 SQ FT (1,935 SQ M)

Logistics House, Unit 2 Edward Way (Charles Avenue), Burgess Hill, RH15 9TQ

Rent | £13.00 per sq. ft. Industrial and Warehouse

11 June 2026

DESCRIPTION

Logistics House comprises a self contained, modern warehouse / light industrial unit constructed around a steel portal frame, providing flexible and efficient internal accommodation suitable for a wide range of industrial, trade counter and distribution occupiers.

The property benefits from the following key features:

- Warehouse accommodation with minimum 6.0 m eaves height
- Single surface level loading door
- Large main entrance leading to fitted office accommodation
- Three phase power supply

LOCATION

Burgess Hill is an established industrial and logistics hub in West Sussex, strategically positioned to serve both London and the South Coast.

Logistics House occupies a prominent position on Charles Avenue within the well established Victoria Industrial Estate, directly adjacent to the A273, the principal route encircling Burgess Hill town centre. The A273 provides immediate access to the A2300, which in turn connects directly to the A23/M23 corridor, the primary north–south arterial route linking Brighton, Gatwick, Crawley and London.

The property is strategically located approximately:

- Brighton – 11 miles
- Crawley – 14 miles
- M25 – 25 miles

ACCOMMODATION

	SQ FT	SQ M
Ground Floor - Warehouse	13,015	1,209.10
Ground Floor – Warehouse Storage	3,990	370.7
First Floor - Offices	3,825	355.4
TOTAL	**20,830**	**1,935.20**

RENT

£13.00 per sq.ft.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £191,000 (from 1st April 2026).

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC













VIEWINGS –

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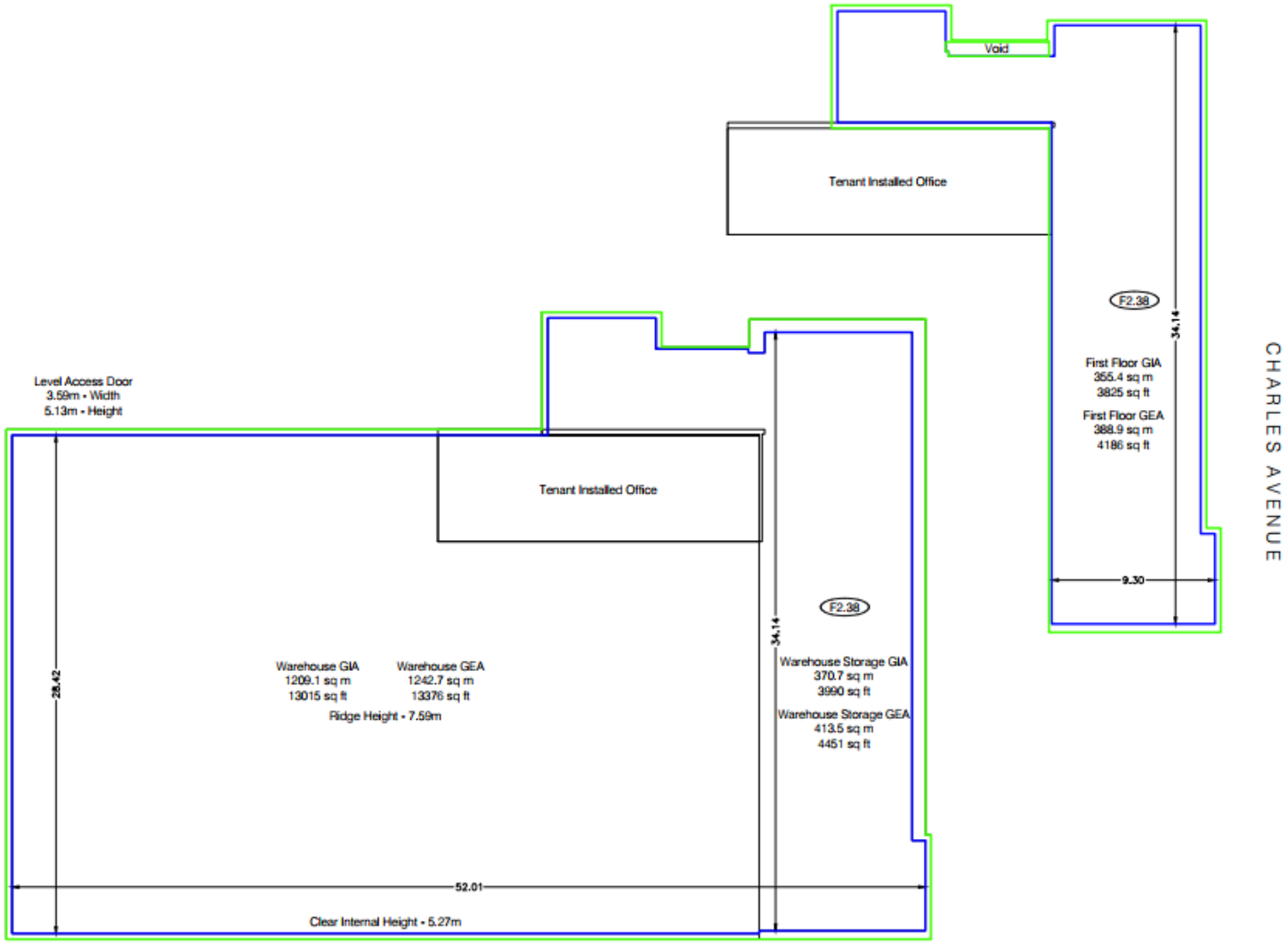
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