Industrial/Warehouse Unit To Let
UNIT 5 MID SUSSEX BUSINESS PARK
FOLDERS LANE, DITCHLING COMMON BN6 8SE



LOCATION

Mid Sussex Business Park is an established estate accessed via the Tidy Industrial Estate in Ditchling Common and is approx. 1 mile to the east of Burgess Hill, 1 mile south of Haywards Heath, 8 miles north of Brighton and 6.3 miles from the A23 giving access to the motorway network.

ACCOMMODATION

The unit is a mid-terrace unit of steel frame construction with insulated profile steel sheets to the roof and elevations. There is full blockwork for party walls and translucent panels in the roof for natural light. The unit benefits from a 3-phase 100A supply.

Unit 5	Depth	65'9"	(*20.0m*)
	Width	38'9"	(*11.8m*)
	Gross internal area	**2,548 sq ft**	**(236.7 *sq m*)**
	Apex height	24' (*7.3m*)	
	Eaves height	20'6" (*6.2m*)	

Up and over door 13' [w] x 16'6" [h] (*4.0m x 5.0m*)
Solid concrete floor.

Within the unit is a blockwork pod comprising:
Office
11'6" x 11'9" (*3.5m x 3.6m*)
135 sq ft (*12.5 sq m*)





Strip lighting + cupboard 7'6" x 4'3" (*2.3m x 1.3m*) housing water heater.

Cloakroom
with low level w.c. + 2 handbasins.

continued

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At the front of the unit is a separate blockwork cupboard 4' x 9'3" (*1.2m x 2.8m*).

Outside To the front of the unit are parking spaces and we are informed that there are 5 spaces allocated to each unit.

TERMS New 5 or 10 year lease on a normal full repairing and insuring basis.

RENT £33,850 per annum per unit exclusive of rates.

RATES Local Authority: Mid Sussex SBR (26/27): 49.9p
Rateable value : £29,500

SERVICE CHARGE There is a service charge for maintenance of common parts. The charge for this unit for the most recent year was £644.08 and £259.37 for insurance.

VAT VAT is charged on the rent and service charge.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

EPC Energy performance certificate Band C (63).

VIEWING Strictly by prior appointment with agents, **Lawson Commercial.**

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continued

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