



**Unit 7, Bridgers Business Barns, Langton Lane,
Hurstpierpoint, Hassocks, West Sussex, BN6 9HA**

WAREHOUSE/ INDUSTRIAL UNIT TO LET ON NEW LEASE

MODERN INDUSTRIAL ESTATE

2,033 SQ FT (188.87 SQ M)



UNIT 7, BRIDGERS BUSINESS BARN, LANGTON LANE, HURSTPIERPOINT, HASSOCKS, WEST SUSSEX, BN6 9HA

Location

Bridgers Farm is located just off Longton Lane, from the A23 Hassocks. Head north west towards B2118 where you turn a sharp right towards Langton Lane and then you turn left onto Longton Lane and Bridgers farm is on your right. The village of Hurstpierpoint is located at the junction of the B2116 and B2117, approximately 3 miles southwest of Burgess Hill, one mile northwest of Hassocks and 9 miles north of Brighton. The nearest mainline railway station is situated in Hassocks and offers frequent direct rail services to London terminals and south coast towns.

Description

This new industrial development of small units is available to rent. These modern units have the following features:

- Electrically operated shutter loading door
- Part brick and portal framed building with steel cladding system
- Modern profiled steel roof
- Steel personnel doors
- Modern LED lighting
- Three phase power available
- WC and kitchen facilities
- Covered and secure parking spaces
- BT fibre optic broadband maybe available

Accommodation

	Sq Ft	Sq M
Unit 7	2,033	188.87
TOTAL	2,033	188.87

Terms

The unit is available to let on fully repairing and insuring terms. The leases are to be contracted outside of the Landlord and Tenant Act 1954.

Rent

£24, 396 per annum exclusive

Planning

We understand that the premises shall be used for business purposes only (office, research and development and light industrial process) falling within use class E of the town and country order 1987. (As amended.)

The site has the following business operation hours:

Monday to Friday 0700- 1900 hours
Saturday 0800- 1300 hours
Sunday and Bank Holiday - No work

Business Rates

According to the VOA (Valuation Office Agency) the property has a current rateable value of £18,250 rising to £23,750 on 1st April 2026. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

VAT

VAT is applicable on the terms quoted

EPC Rating

The premises has a rating of B (46). EPC certificate available on request.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

Tim Shepherd

01403 333921 / 07921056072

tshepherd@colyercommercial.co.uk



