



UNIT 4, MID SUSSEX BUSINESS PARK

FOLDERS LANE EAST, DITCHLING COMMON , BURGESS HILL,
EAST SUSSEX, BN6 8SE

FOR LEASE



£33,850 +VAT per annum

New Lease: 5 year term, full repairing and insuring basis.

A mid-terrace industrial unit steel portal frame construction, brick/block lower elevations and insulated steel-clad roofing. Features include high eaves, a large up-and-over loading door, concrete loading apron, 3-phase power and 5 parking spaces.

Additional benefits include WC facilities, glazed personnel entrance with security shutter, fire exit with security shutter, power-floated concrete floor and translucent roof panels. Can be combined with Units 3 and 5 to create a larger unit.



DIMENSIONS

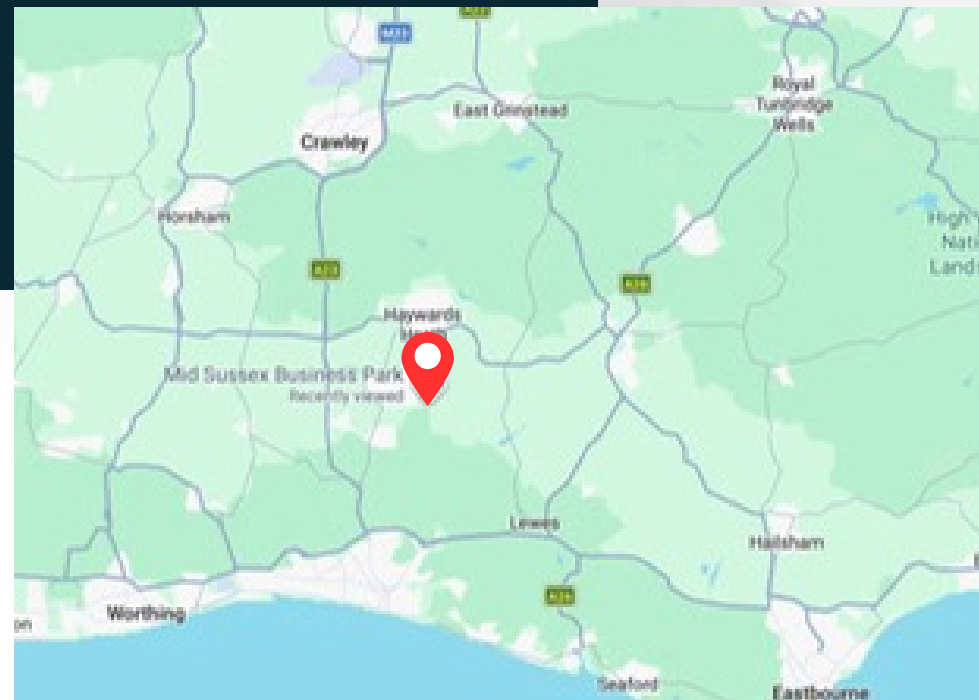
Gross Internal Area: 2,540 sq ft (236 sq m)

Width: 38ft 8in (11.8m) | Depth: 65ft 7in (20m) | Eaves: 20ft 8in (6.3m)

LOCATION

Mid Sussex Business Park forms the modern addition to the established Ditchling Common Industrial Estate. With a strong train connectivity to London, Gatwick and Haywards Heath, the A23 lies to the west, giving access to the M23 and the wider motorway network.

Burgess Hill Town Centre	-	2 miles
Plumpton Train Station	-	3.3 miles
A23	-	5.8 miles
M23	-	24 miles



OUTGOINGS

Rent: £33,850 +VAT per annum

Service Charge: £644.08 +VAT per annum

Rateable Value: £29,250

EPC: D91

TGE Property Limited has taken all reasonable steps to ensure the accuracy of these particulars and the information contained herein is provided in good faith. However, prospective purchasers or tenants should not rely on it as statements or representations of fact. All interested parties should satisfy themselves by inspection, survey, and independent enquiries as to the correctness of the information provided. Areas, measurements, distances, and floor plans are approximate only. Any reference to services, fixtures, fittings, plant, equipment, or appliances does not imply that they are in working order or fit for purpose.