

STORAGE / WORKSHOP UNIT

6,000 sq. ft (557 sq. m)



Oakley

Your Sussex Property Expert



TO LET

Unit 1, 2 & 3 SM Tidy Industrial Estate, Ditchling Common, Hassocks, BN6 8SG

- Ideal storage/workshop unit
- 24 hour access
- Number plate recognition
- New lease available
- Available on flexible lease terms

Commercial & Residential Property throughout Sussex

Commercial Head Office • 23 & 24 Marlborough Place • Brighton • East Sussex • BN1 1UB • Tel 01273 688882 • Fax 01273 627419

Commercial & Residential Estate Agents • Relocation Consultancy • Development Advice •

Valuation • Landlord & Tenant • Feasibility Studies • Property Management • Business Rates

www.oakleyproperty.com

LOCATION

The SM Tidy Industrial Estate is located on Ditchling Common close to Burgess Hill town centre. The estate entrance is accessed from Folders Lane East, Ditchling Common (B2113). There are good road connections to Gatwick Airport, Haywards Heath, Lewes, Brighton and London. Covering a site of 8 acres, SM Tidy is a multi-let Business Park comprising a number of light industrial units, warehouses and open storage land with Lion House at its entrance providing office accommodation.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN6 8SG.

DESCRIPTION

The accommodation comprises a large light industrial unit suitable for a variety of uses (STNC) features included 3 WCs, sodium lighting, loading door and parking to the front and side of the unit.

ACCOMMODATION

The accommodation briefly comprises:

	<i>SQ.FT</i>	<i>SQ.M</i>
<i>Warehouse</i>	<i>6,000</i>	<i>557</i>
<i>3 WCs</i>	-	-
<i>Total</i>	<i>6,000</i>	<i>557</i>

*Measured on a gross internal area (GIA) basis.

FLEXIBLE USE

We understand the unit may be used for a wide variety of uses including B1 light industrial, research & development, B2 general industrial and B8 storage & distribution.

Interested applicants are though advised to make their own enquiries in respect of their proposed use.

FLEXIBLE TERMS

The unit is available to let either on a standardised estate lease, on effectively a full repairing and insuring basis, with flexible in and out terms.

RENT

Offers are invited in the region of £35,000 per annum exclusive.

SERVICECHARGE

Upon application.

BUILDING INSURANCE

Upon application.

VAT

VAT is payable on rent, service charge and insurance.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for this unit is D - 84.

BUSINESS RATES

The current Rateable Value provided by the Valuation Office Agency www.voa.gov.uk is £14,000 for the front area and £14,000 for the rear. The Uniform Business Rate for the current financial year (2020/2021) is 49.9p in the £ making the Rates Payable £6,986 for the front and £6,986 for the rear.

<https://www.gov.uk/calculate-your-businessrates>

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Commercial.

CONTACT



Leigh Doherty

Telephone: 01273 627 411

leigh@oakleyproperty.com



Steven Harvey

Telephone: 01273 645 772

steven@oakleyproperty.com

Main switchboard: 01273 688 882

www.oakleyproperty.com

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Your Sussex Property Expert