

TO LET / FOR SALE

**CRICK
MAY**
CHARTERED SURVEYORS

**WORKSHOP/STORAGE
& OFFICE ACCOMMODATION
299.98 SQ M (3,229 SQ FT)**

Unit 4 Regent Business Centre, 6 Jubilee Road, Burgess Hill, RH15 9TL



Summary

Available Size	3,229 sq ft
Rent	£36,500 per annum exclusive.
Price	Offers in the region of £440,000
Business Rates	Rateable Value of £36,500 with a UBR of 43.2 p in £. Eligible businesses may apply for business rates relief
EPC Rating	D (80)

Location

The property is located on Jubilee Road approximately 1 mile to the west of Burgess Hill town centre and railway station which provides good services to London, Brighton and Gatwick Airport. The A23/M23 is approximately 3 miles to the west.

Description

The premises comprises a 2 storey 'L' shaped unit with a reception / office, warehouse, kitchen and disabled WC's on the ground floor with further offices, male and female WC's and a kitchenette on the first floor.

Specification

- Double glazing
- Gas fired central heating
- Fluorescent lighting
- Carpeting
- Roof lights
- Air conditioning units to front and rear
- Blinds
- Kitchen
- Male and female WC's
- 6 car parking spaces

Accommodation

Name	sq ft	sq m
Ground	1,709	158.77
1st	1,520	141.21
Total	3,229	299.98

Terms

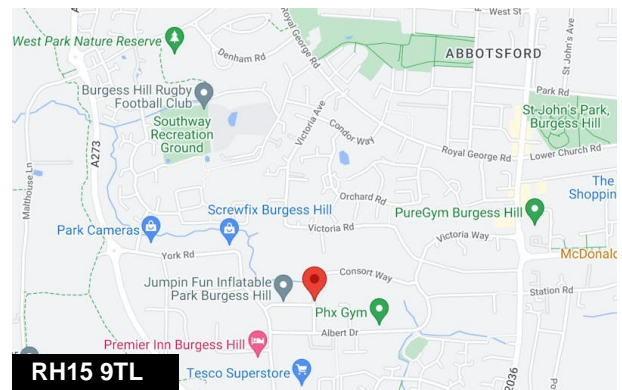
A new full repairing and insuring lease is available on terms to be agreed.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



