



Unit 31 Gatehouse Hub
Neaves Park, Goddards Green, Hassocks, BN6 9ZN

TO LET/FOR SALE

New Build Contemporary Business / Warehouse Unit

Total Area: 1,937 sq ft / 180 sq m
+ 646 sq ft / 60 sq m mezzanine

Key Features:

- Total of 5 allocated car parking spaces with 1 EV charging point
- Highly energy efficient with EPC A rating
- 3-phase, 100 amp power
- Eaves height of 6.25m-7.27m
- Up & over roller shutter doors approx. 4m wide x 5.22m high
- Excellent transport links to A27
- Rent - £42,000 per annum exclusive
- Mezzanine optional (not yet installed)
- Consideration will be made for the sale of the long leasehold
- Other estate occupiers include HPS, Avoda Golf, Only With Love & Backyard Coffee





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Location

The unit is located on the newly built Gatehouse Hub Business Estate, situated just outside Burgess Hill with easy connections to the A23. The A23 runs from Brighton (10 miles to the South) to Gatwick / M25 and London.

Description

A contemporary warehouse unit, situated within a well appointed new and modern business park.

Constructed with a durable steel frame with an eaves height ranging from 6.25m-7.27m, the unit features an up-and-over roller shutter door (approx. 4m wide x 5.22m high) with additional pedestrian access doorway for convenience. The internal layout can be tailored by agreement, offering flexibility to suit a variety of operational needs.

There are 5 allocated parking spaces for each unit located directly to the front.

Additional Features: Fitted disabled WC; mezzanine floor for extra storage or workspace; 3-phase 100 amp power supply; high-speed broadband internet connection; electric vehicle charging point. these can be modified if required subject to negotiation.

Accommodation

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground	1,937	179.95
Mezzanine (not yet installed)	646	60.01
Total	2,583	239.96

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

30 April 2026

Planning

Flexible planning consent for B2 (General Industrial), B8 (Storage & Distribution), and E(g) (Commercial, Business & Service) uses.

Terms

The units are available by way of a new full repairing and insuring lease on a new 10 year term, with a guide rent of £42,000 plus VAT per annum.

Alternatively, a sale of the long leasehold will be considered.

Business Rates

To be assessed.

VAT

The estate is elected for VAT, therefore VAT will be payable in addition.

Legal Fees

Each party to bear their own legal costs incurred.

Tenant/ buyer will be required to give undertaking of £1,900 plus VAT towards landlord's legal fees, which will only become payable should they fail to complete.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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