

FLEXIBLE SIZED WAREHOUSES

4,727 (439.13 sqm)



Oakley

Your Sussex Property Expert



TO LET

Wearmaster House, Malthouse Lane, Hurstpierpoint BN6 9LA

- Flexible sizing options
- Ample parking on site
- Concrete floor
- LED lighting in part
- Excellent rural location

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LOCATION

The village of Hurstpierpoint is located approximately 3 miles southwest of Burgess Hill, one mile northwest of Hassocks and 9 miles north of Brighton. The A23 can be accessed approximately one mile to the west via the A2300. The nearest mainline railway station is situated in Burgess Hill and offers frequent direct rail services to London terminals and south coast towns. The property is set in a rural location on Malthouse Lane, accessed directly from Jane Murray Way, the main circular road around Burgess Hill. A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN6 9LA**.

DESCRIPTION

The property consists of three warehouse units – Unit 1 is under offer. Units 2 and 3 are predominantly open plan warehouse units but with the capability to have office space installed. Units 2 and 3 also benefit from a roller shutter door each and ample parking and turning area to the front of the units. The units can be let in differing combinations such as: the whole; units 1-2; or units 2-3.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
<i>Unit 1 – LET</i>	-	-
<i>Unit 2 - LET</i>	-	-
<i>Unit 3</i>	4,727	439.13
Total Accommodation Available	4,727	439.13

RENT

£8 per sq ft.

LEASE TERMS

The premises are available to let by way of a new lease on terms to be agreed.

VAT

VAT is applicable on the rent.

USE / PLANNING

We understand the premises fall within the new use class (Sept 2020) 'E' & B8. The tenant is to make their own enquiries to ensure their use falls within this use class.

BUSINESS RATES

The property is currently rated as a whole and therefore The Rateable Value for the current financial year (2025-2026) provided by the Valuation Office Agency www.voa.gov.uk is £71,500.

The Standard Business Rate for the financial year is 55.5p in the £ making the Rates payable approx. £39,683.

ENERGY PERFORMANCE CERTIFICATE

An EPC is currently being undertaken.

LEGAL FEES

Each party is responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



James Hamblyn
01273 627 411
james.hamblyn@oakleyproperty.com



David Marsh
01273 054 583
david.marsh@oakleyproperty.com

Main switchboard: 01273 688 882

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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.

FIXTURES AND FITTINGS

- Shelving, forklift, compactors and compressed air is all inclusive at the tenant's request and responsibility
- 28KVA backup generator
- Full Wi-Fi throughout whole warehouse (suitable for scanner pick and pack work)
- Ability to access with 40' trucks and unload containers on site



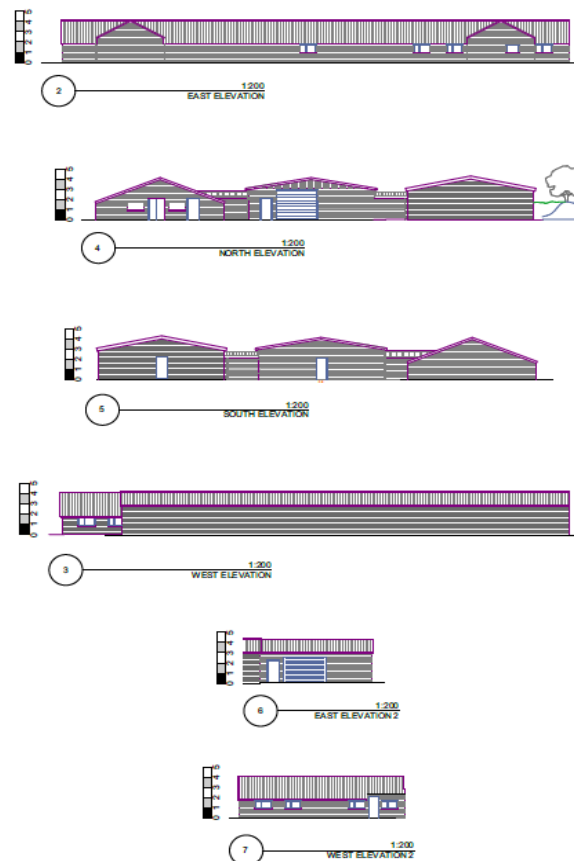
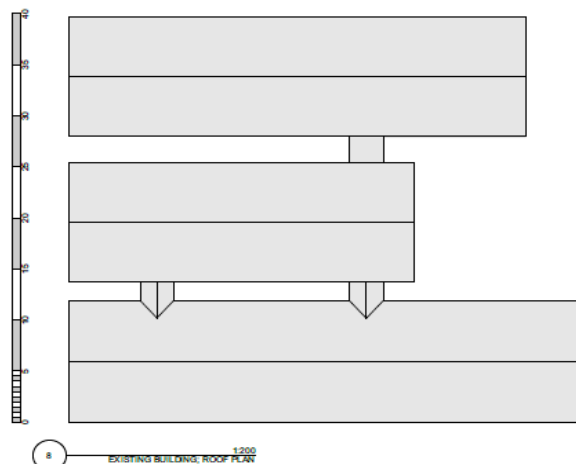
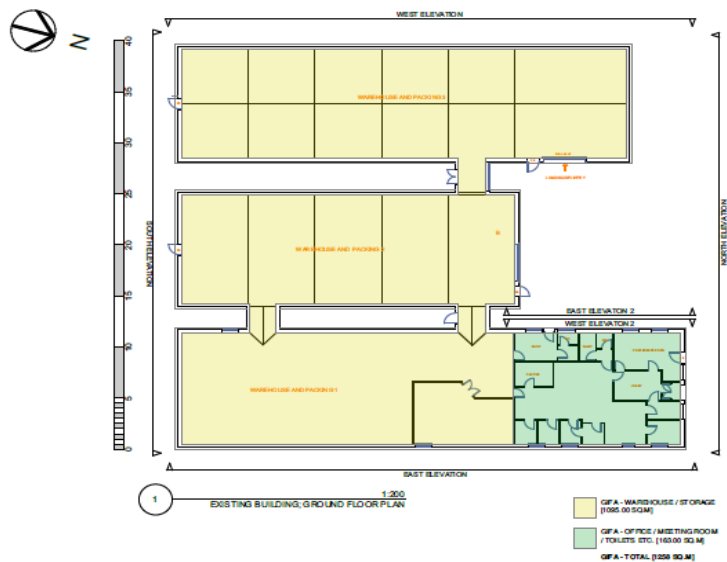
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All images, maps, plans and boundaries are for reference purposes and not to scale.

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Unit 3



Units 2 & 3



Unit 2

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