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The Hub Business Park, Plot 2, Burgess Hill BN6 9LQ

FOR SALE/TO LET: INDUSTRIAL/WAREHOUSE UNITS - TO BE BUILT

# LOCATION



The Hub Business Park is strategically located for access to the Southern M25 and South Coast being approximately 1.0 mile from the A23 and 9.4 miles from the M23/Crawley. Burgess Hill train station is situated 2.7 miles to the East providing regular services to Brighton in 15 minutes, Gatwick Airport in 23 minutes and London Victoria in 54 minutes.

Sat Nav - BN6 9LQ

## Description

Top specification industrial/warehouse units to be built speculatively by Glenbeigh Developments at the front of the established Hub Business Park Scheme, located fronting Cuckfield Road just off the A2300 approximately 1 mile east of the A23. The Hub is already home to Roche diagnostics and DPD and has consent for a further 400,000 sq ft of development.

Glenbeigh Developments are to speculatively build 3 top specification industrial/warehouse units at the front of the established Hub, Burgess Hill scheme. The Hub is already home to Roche Diagnostics and DPD and has consent for a further 400,000 sq ft of development.

Site Plan - [click here to download](#)  
Elevation Plans - [click here to download](#)

## Amenities

The terrace of 3 new units will front the Cuckfield Road and each benefit from:

- Ready Q1 2022
- Quality internal and external finishes
- Level access loading doors to each unit
- First floor offices to all units
- Part gabion finishes to facades

## Accommodation

The accommodation comprises of the following - coming soon:

**Unit 2A:** 14,340 sq ft (1,332.23 m<sup>2</sup>)

**Unit 2B:** 10,780 sq ft (1,001.49 m<sup>2</sup>)

**Unit 2C:** 13,540 sq ft (1,257.91 m<sup>2</sup>)

## Terms

Available to let on a new full repairing and insuring leases. Rent on application.

## EPC

Targeted EPC 'A' – 'B'.

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through Joint Agents:

### Graves Jenkins

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