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Unit 6 Sovereign Business Centre, Albert Drive, Burgess Hill  
West Sussex RH15 9TY

TO LET: MODERN BUSINESS UNIT - 3,125 SQ FT (290.32 M2)

# LOCATION



The property is located within Sovereign Business Park on the north side of Albert Drive, within the established Victoria Industrial Estate, benefiting from excellent communications to the A23 via the western ring road (A2300).

Brighton to the south and Crawley/Gatwick to the north are equidistant being approximately 15 miles in each direction. Burgess Hill town centre and railway station are approximately 1 mile distant.

## Description

The property comprises a well presented modern semi-detached light industrial/warehouse unit of steel portal frame construction with mostly metal profile wall cladding under a metal profile dual pitched roof incorporating rooflights.

First floor comprises an open plan office area. The ground floor accommodation includes an internal partitioned office/ancillary area with kitchenette, separate male & female (disabled) WC's are also located on the ground floor.

## Accommodation

The approximate gross internal floor areas are:

Ground floor production/warehouse: 2,531 sq ft (235.14 m<sup>2</sup>)

First floor offices: 594 sq ft (55.18 m<sup>2</sup>)

**Total: 3,125 sq ft (290.32 m<sup>2</sup>)**

### External

Front loading area and at least 4 car parking spaces.

## Amenities

- Large roller shutter door
- 3-phase power
- 4.66 minimum eaves height
- Excellent road links to A23/M23
- 4 car parking spaces & loading

## Terms

The unit is available on a new FRI lease on terms to be agreed.

## Rent

**£45,000 per annum exclusive**

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating C - 68

## Business Rates

Rateable Value: £23,750

Rates Payable: £11,851.25 (2022/23)

Interested parties are advised to contact Mid Sussex District Council  
Tel: 01444 477564 or [www.midsussex.gov.uk](http://www.midsussex.gov.uk) to verify this information.

## VAT

VAT will be payable on the terms quoted. (TBC)



## Legal Fees

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

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.











GET IN TOUCH  
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