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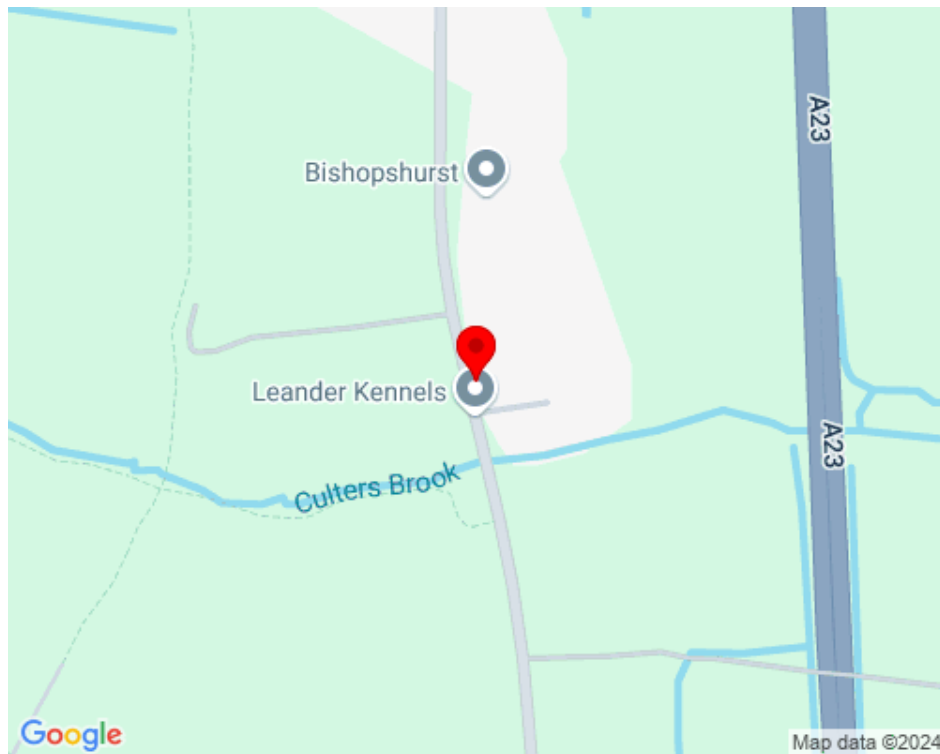
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Arden Grange, London Road, Albourne, Hassocks, West Sussex  
BN6 9BJ

TO LET: WAREHOUSE AND OFFICES WITH LARGE YARD AND CAR PARK – 21,220 SQ FT (1,971.4 SQ M).

# LOCATION



The property is situated in a very accessible location just off the A23 at Albourne.

Situated on the east side of the London Road (to the south of Albourne village) the former Fed-Ex warehouse is set back from the road in a secure location.

Access to the A23 is just 1 mile away on the Albourne junction, providing swift access to Brighton and the A27, and A23 northbound is 2.5 miles north at Sayers Common.

For exact location use what3words [scooter.landlords.lemmings](https://www.what3words.com/scooter.landlords.lemmings)

## Description

This former Fed-Ex unit at Arden Grange is accessed via a secure gated entrance and provides a good condition warehouse benefitting from excellent natural light and high level lighting, under a pitched profile steel roof.

The two storey office accommodation is situated within the warehouse and have been redecorated benefitting from new carpeting, air conditioning, recessed lighting, plus male and female wc's on both level.

There is an unusually large secure yard to the rear of just under 0.5 acre, plus an additional gravel surface area for parking. Please note that access to both the yard and car park is through the warehouse unit.

On the ground floor there is a staff canteen area, separate store and the warehouse benefits from 3 electric loading doors (1 to the front and 2 to the yard), min 4.7m eaves and there is a gas supply to the building.

## Key Features

- Accessible location
- Competitive rent level
- Warehouse with integral offices
- Redecorated offices
- 4.7m eaves rising to 6.2m

## Accommodation

The approximate gross internal floors areas are as follows;

Warehouse, offices, canteen and store – 19,395 sq ft (1,802 sq m)

First floor office & WC's – 1,825 sq ft (170 sq m)

**Total GIA 21,220 sq ft (1,971 sqm)**

External yard 17,100 sq ft (1,589 sq m)

## Amenities

- Secure access and site
- Large yard plus additional parking
- Three phase power
- Staff kitchen / break out area

## Lease

The unit is available on a new lease for a term to be agreed.

## Rent

£9.50 per sq ft 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 - 70

## Business Rates

The 2023 Rateable Value was £162,000. The property will need to be reassessed for the 2024 RV. Interested parties are advised to contact Mid Sussex District Council 01444 458166 to verify this information.

## 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

Strictly via prior appointment through sole Agents Graves Jenkins.











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