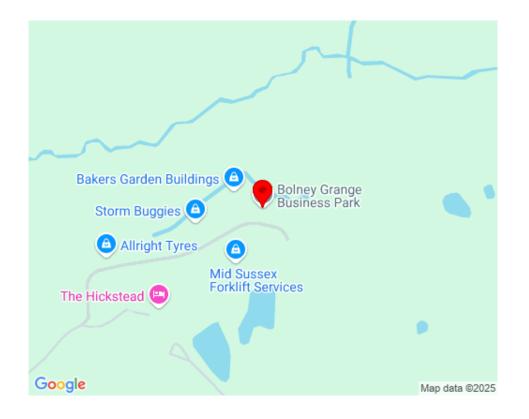


## gravesjenkins.com

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UNIT 18, Bolney Grange Industrial Park, Stairbridge Lane, Bolney RH17 5PB FOR SALE/TO LET: FACTORY/OFFICES - 2,900 SQ FT (269.41 SQ M)

# LOCATION



The property is on the Bolney Industrial Park, situated off the A2300 approximately 400 metres from the A23/M23.

#### Description

Comprises a semi-detached factory/warehouse with first floor offices with the following amenities:

- 10 on site car spaces
- 24 hours access
- Steel loading door
- 3 Phase Power
- Steel gates for out of hours at estate entrance

### Accommodation

The approximate floor areas are as follows:

Ground Floor Factory/Warehouse: 1,900 sq ft (176.51 sq m) First Floor Office: 1,002 sq ft (93.08 sq m) Total: 2,900 sq ft (269.41 sq m)

## Price

£450,000 (four hundred & fifty thousand pounds)

## Rent

£36,000 per annum

#### Services

There is an annual service charge of  $\pm 850 + VAT$  for the upkeep of

the front security gate/common parts.

#### 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.

## **Business Rates**

Rateable Value: £20,500 Rates Payable: £10,229.50 (2024/25)

## 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.











#### Alex Roberts

01293 401040 07795 212798 roberts@graves-jenkins.com



CRAWLEY OFFICE 5 Gleneagles Court Brighton Road Crawley West Sussex RH10 6AD

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.