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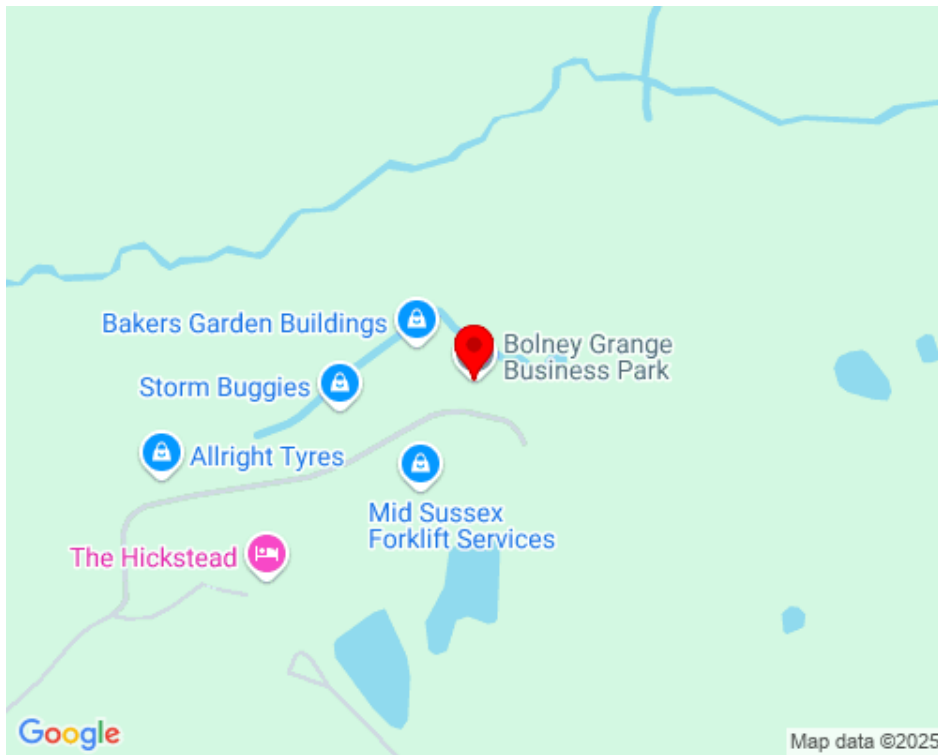
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UNIT 18, Bolney Grange Industrial Park, Stairbridge Lane, Bolney
RH17 5PB

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 £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.







GET IN TOUCH
gravesjenkins.com



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