



## Unit 2 , The Hub

Cuckfield Lane, Burgess Hill, BN6 9ZJ

**Three brand new warehouse units to be built.**

**10,780 to 38,660 sq ft**  
(1,001.49 to 3,591.63 sq m)

- Ready Q4 2021
- 8m eaves
- 50kn/m<sup>2</sup> floor loading
- Minimum 2 loading doors per unit

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## Summary

<b>Available Size</b>	10,780 to 38,660 sq ft
<b>EPC Rating</b>	Upon Enquiry

## Description

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.

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

- Quality internal and external finishes
- Minimum 8m eaves height
- 50kn/m2 floor loading
- Minimum 2 loading doors per unit
- First floor shell accommodation
- Part gabion finishes to facades

Glenbeigh will commence construction March 2021 with units completed Q4 2021.

## Location

The Hub 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 and London Victoria in 54 minutes.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - 2A	14,340	1,332.23	Coming Soon
Unit - 2B	10,780	1,001.49	Coming Soon
Unit - 2C	13,540	1,257.91	Coming Soon
<b>Total</b>	<b>38,660</b>	<b>3,591.63</b>	



## Viewing & Further Information

### Jake Huntley

020 3328 9103 | 07765 154 211

Jake.huntley@dtre.com

### Richard Harman

020 3228 9089 | 07776 200 143

Richard.harman@dtre.com

### Mr Stephen Oliver (Graves Jenkins)

01293 401040 | 07786577323

oliver@gravesjenkins.com

### David Bessant (Graves Jenkins)

01293 401 040 | 07767 422 530

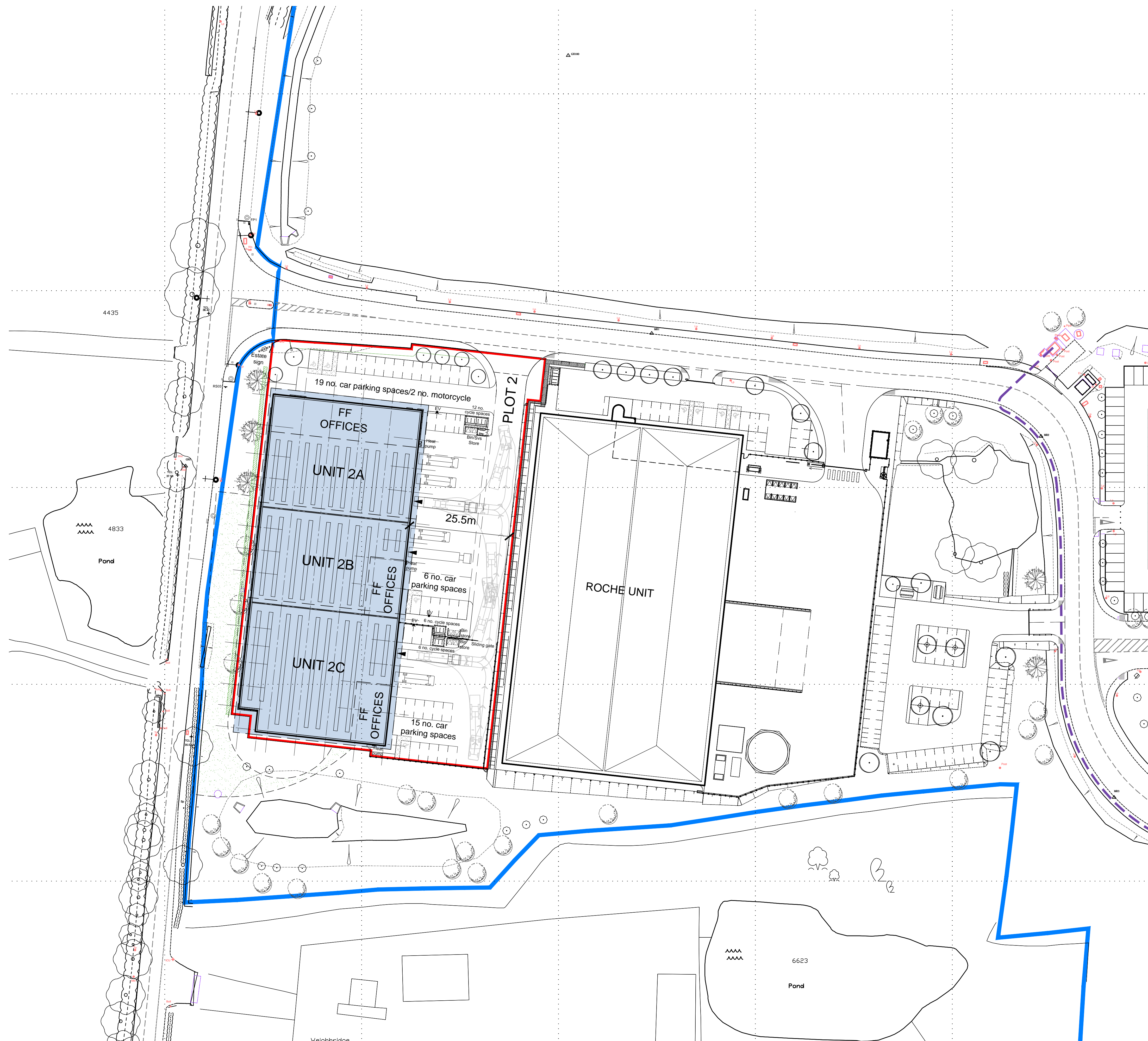
bessant@graves-jenkins.com

### Mr Thomas Neal (Vail Williams)

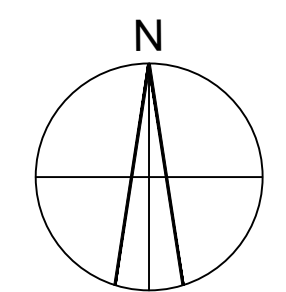
07823 790 581

tneal@vailwilliams.com





**NOTES:**  
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AREA SCHEDULE			
GIA			
Unit 2A	1,032	11,110	
Offices	300	3,230	
<b>SUBTOTAL</b>	<b>1,332</b>	<b>14,340</b>	
	<b>sqm</b>	<b>sqft</b>	
Unit 2B	889	9,560	
Offices	114	1,220	
<b>SUBTOTAL</b>	<b>1,003</b>	<b>10,780</b>	
	<b>sqm</b>	<b>sqft</b>	
Unit 2C	1,145	12,320	
Offices	114	1,220	
<b>SUBTOTAL</b>	<b>1,259</b>	<b>13,540</b>	
<b>TOTAL</b>	<b>3,594</b>	<b>38,660</b>	
	<b>Ha</b>	<b>Acres</b>	
<b>PLOT 2 AREA</b>	<b>0.690</b>	<b>1.706</b>	
TOTAL NO. OF CAR PARKING SPACES	40 (INCL. 4 DISABLED)		
TOTAL NO. OF MOTORCYCLE SPACES	2		
TOTAL NO. OF CYCLE SPACES	24		

**NOTE:**  
 APPROXIMATE. FFL 26.5M (tbc)  
 MAXIMUM EXTERNAL BUILDING HEIGHT 13.2M FROM FFL

REV	DATE	NOTE	DRAW	CHECK
C	05/11/2020	Grid, gabions and roof updated to suit revised elevations	AH	AC
B	04/11/2020	Turning head removed, services shown, loading door added to Unit 2B, bin/cycle stores relocated, additional parking spaces and EV points shown, area schedule updated	AH	AC
A	29/10/2020	Updated to client comments	AH	AC
-	28/01/2020	First issue	AH	AC



CHARTERED ARCHITECTS  
 11 PLATO PLACE  
 ST BONS ROAD  
 LONDON SW6 4TU  
 TELEPHONE 020 7736 6162  
 www.msa-architects.co.uk

TITLE  
**GODDARDS GREEN**  
 DRAWING  
**SITE LAYOUT PLAN**  
**PLOT 2**  
 CLIENT  
**GLENBEIGH DEVELOPMENTS**

DATE  
 JANUARY 2020  
 SCALE  
 1:500 @A1  
 DRAWN  
 AH  
 STATUS  
 FEASIBILITY  
 CHECKED  
 AC

DRAWING NUMBER  
**31387-FE-01 C**

01  
 01  
**SITE LAYOUT PLAN**  
 1:500  
 0 5 10 20 50m