



**graves  
jenkins**  
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley  
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

**To Let: Industrial/Warehouse Units - to be built**

The Hub, Plot 2, Burgess Hill, BN6 9LQ



[www.thehubburgesshill.co.uk](http://www.thehubburgesshill.co.uk)

Top specification industrial/warehouse units to be built speculatively by Glenbeigh Developments at the front of the established Hub Business Park Scheme, located fronting Cuckfield Road just off the A2300 approximately 1 mile east of the A23. The Hub is already home to Roche diagnostics and DPD and has consent for a further 400,000 sq ft of development.

#### KEY FEATURES

- 3 industrial/warehouses - to be built
- Pre-let enquiries invited
- Ready Q1 2022
- 10,780 - 38,660 sq ft (1,001 - 3,592 m<sup>2</sup>)

[www.gravesjenkins.com](http://www.gravesjenkins.com)

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant



The Hub, Plot 2, Burgess Hill, BN6 9LQ

LOCATION

The Hub Business Park 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, Gatwick Airport in (?) and London Victoria in 54 minutes.

Sat Nav - BN6 9LQ





The Hub, Plot 2, Burgess Hill, BN6 9LQ

PROPERTY DETAILS

Whole Units

£POA

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.

[Site Plan - click here to download](#)

[Elevation Plans - click here to download](#)

AMENITIES

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

- Ready Q1 2022
- Quality internal and external finishes
- Level access loading doors to each unit
- First floor offices to all units
- Part gabion finishes to facades

ACCOMMODATION

The accommodation comprises of the following - coming soon:

**Unit 2A:** 14,340 sq ft (1,332.23 m<sup>2</sup>)

**Unit 2B:** 10,780 sq ft (1,001.49 m<sup>2</sup>)

**Unit 2C:** 13,540 sq ft (1,257.91 m<sup>2</sup>)

[Floor Plans - click here to download](#)

TERMS

Available to let on a new full repairing and insuring leases. Rent on application.

EPC

Targeted EPC 'A' – 'B'.

VAT

VAT will be payable on the terms quoted.

LEGAL FEELS

Each party to pay their own costs incurred.

VIEWING ARRANGEMENTS

By appointment through joint sole agents:

**Graves Jenkins - David Bessant**

01293 401040 / 07767 422530

bessant@graves-jenkins.com

**Vail Williams - Thomas Neal**

07823 790581

tneal@vailwilliams.com



**graves  
jenkins**  
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley  
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

The Hub, Plot 2, Burgess Hill, BN6 9LQ

**DTRE - Jake Huntley**

020 3328 9103 / 07765 154211

[jake.huntley@dtre.eu](mailto:jake.huntley@dtre.eu)

CONTACT



David Bessant MRICS

[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)



Stephen Oliver

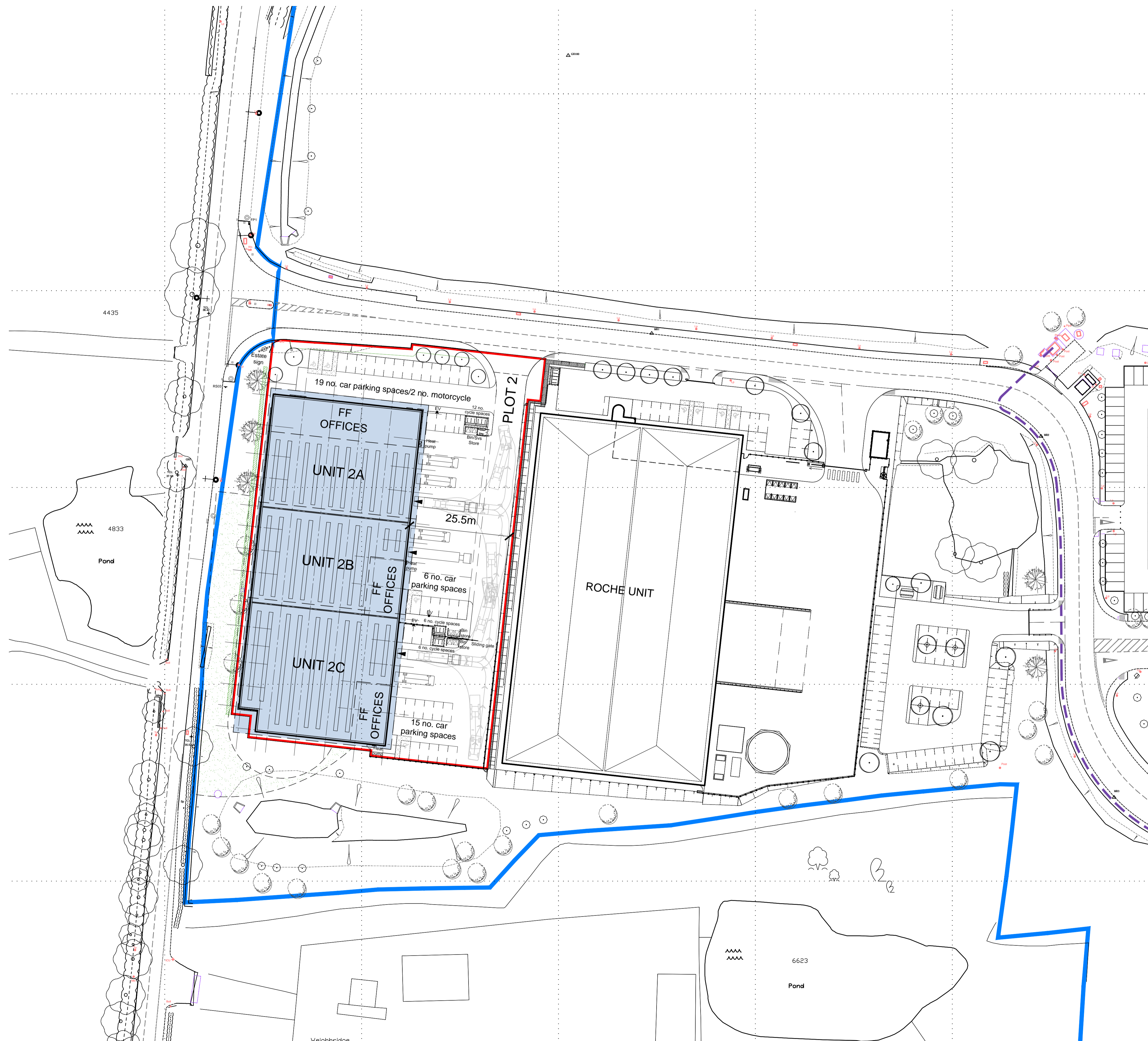
[oliver@graves-jenkins.com](mailto:oliver@graves-jenkins.com)

---

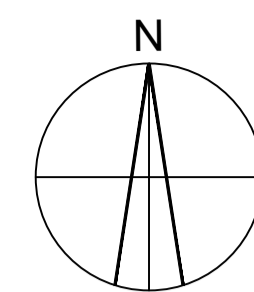
These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or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

[www.gravesjenkins.com](http://www.gravesjenkins.com)

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant



**NOTES:**  
 SUBJECT TO STATUTORY CONSENTS  
 SUBJECT TO SURVEY  
 BASED ON OS MAP REPRODUCED BY PERMISSION OF CONTROLLER OF HM STATIONARY OFFICE (c) CROWN COPYRIGHT  
 COPYRIGHT RESERVED  
 DO NOT USE ELECTRONIC VERSIONS OF THIS DRAWING TO DETERMINE DIMENSIONS UNLESS SPECIFICALLY AUTHORISED BY MICHAEL SPARKS ASSOCIATES  
 IF USING AN ELECTRONIC VERSION OF THIS DRAWING FIGURED DIMENSIONS TAKE PRECEDENCE AND NOTIFY MICHAEL SPARKS ASSOCIATES OF ANY DISCREPANCIES



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



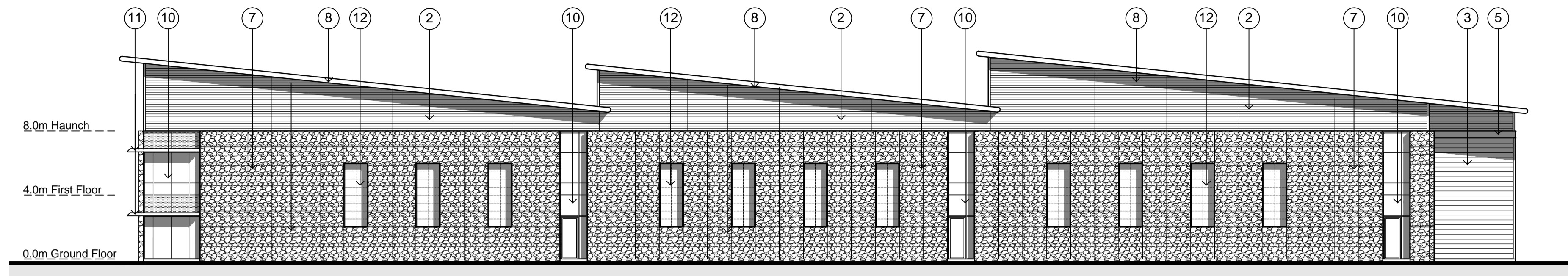
CHARTERED ARCHITECTS  
 11 PLATO PLACE  
 ST BONS ROAD  
 LONDON SW6 4TU  
 TELEPHONE 020 7736 6162  
 www.msa-architects.co.uk

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

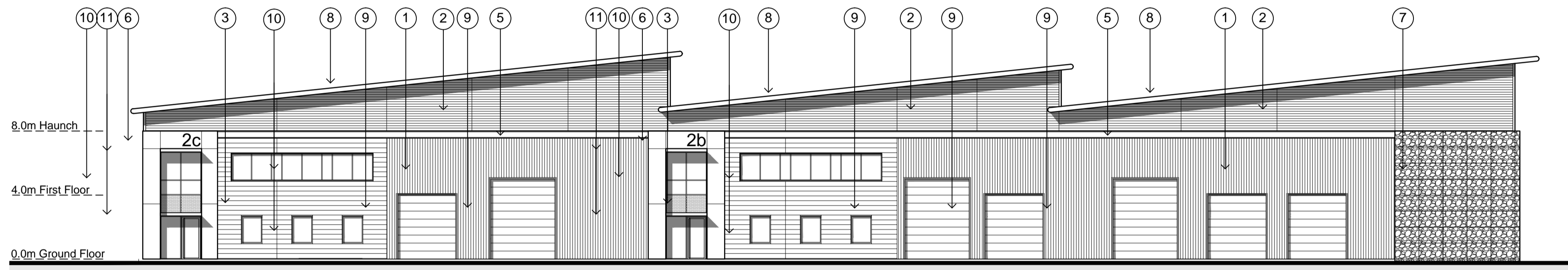
DATE  
 JANUARY 2020  
 SCALE  
 1:500 @A1  
 DRAWN  
 AH  
 STATUS  
 FEASIBILITY  
 CHECKED  
 AC

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

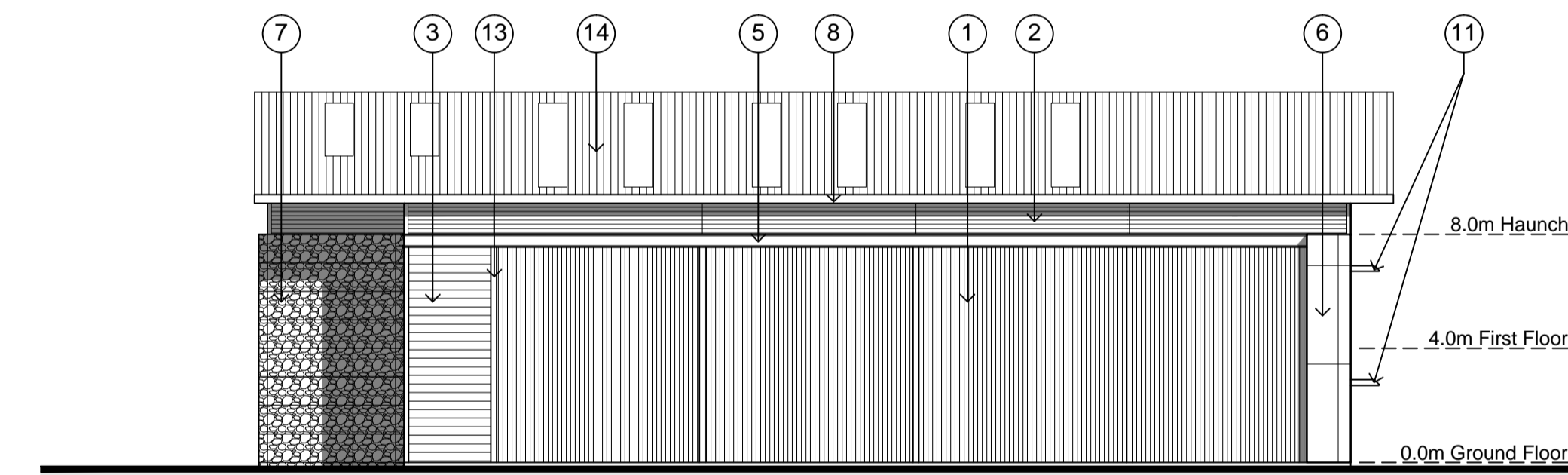
01  
 01  
**SITE LAYOUT PLAN**  
 1:500  
 0 5 10 20 50m



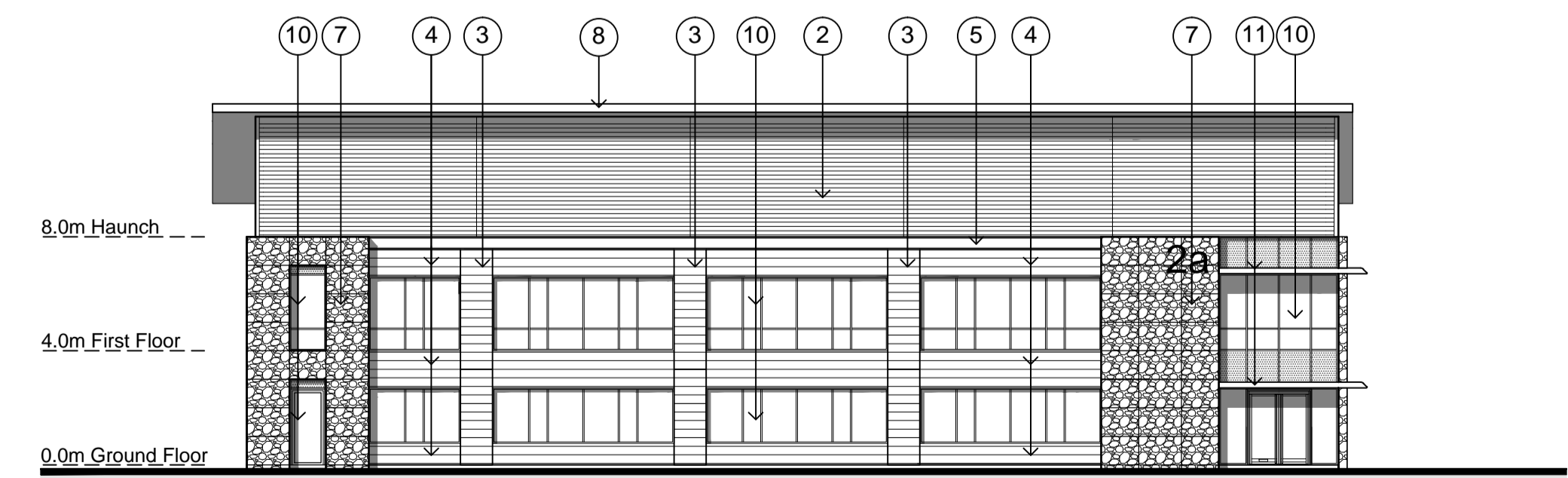
02  
04 WEST ELEVATION  
1:200



03  
04 EAST ELEVATION  
1:200



04  
04 SOUTH ELEVATION  
1:200



01  
04 NORTH ELEVATION  
1:200

SCHEDULE OF EXTERNAL FACING MATERIALS

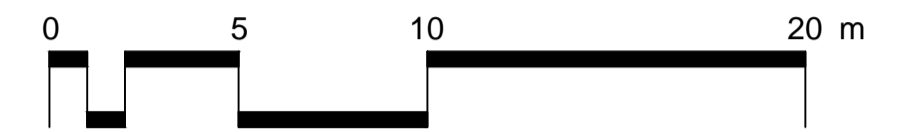
①	Profiled Wall Cladding	Vertical profile trapezoidal cladding. Colour Ref: 'Orion' RAL 9007
②	Profiled Wall Cladding	Horizontal profile trapezoidal cladding. Colour Ref: 'Sirius' RAL 9006
③	Cladding panels	CA MR300 cladding panels, 300mm high, micro-rib profile Colour Ref: RAL 9006 'Sirius'
④	Cladding panels	CA MR300 cladding panels, 300mm high, micro-rib profile Colour Ref: RAL 9007 'Orion'
⑤	Horizontal Flashing	Feature flashing 450mm high. Colour Ref: 'Sirius' RAL 9006
⑥	Flat cladding panel	1000mm flat metal cladding Colour Ref: 'Anthracite' RAL 7016
⑦	Gabion facade	Gabion wire basket facade with stone infill Baskets 1.5m (w) x 2m (h) x 0.3m (d)
⑧	Eaves flashing/fascia	Colour 'Sirius' RAL 9006
⑨	Loading Door	Colour 'Orion' RAL 9007
⑩	Curtain Walling/Windows/ Glazed doors	Aluminium curtain walling system with look alike panels to floor zones to match adjacent glazing (clear outer pane & ceramic backed inner pane - Colour: Black). Frame Colour: RAL 9004 (dark grey). Glazing - Grey Anti-sun body tint outer pane
⑪	Brise soleil/entrance canopy	'Colour 'Orion' RAL 9007
⑫	Translucent panels	Rodeca translucent polycarbonate panels
⑬	Vertical flashing	Colour 'Sirius' RAL 9006
⑭	Roof	1000 x 32R profiled steel roof decking with GRP rooflights. Finish: Colour: Albatross RAL 240-80-05



NOTES:

SUBJECT TO STATUTORY CONSENTS  
SUBJECT TO SURVEY  
BASED ON OS MAP REPRODUCED BY PERMISSION OF  
CONTROLLER OF HM STATIONARY OFFICE (c) CROWN  
COPYRIGHT  
COPYRIGHT RESERVED  
DO NOT USE ELECTRONIC VERSIONS OF THIS DRAWING TO  
DETERMINE DIMENSIONS UNLESS SPECIFICALLY  
AUTHORISED BY MICHAEL SPARKS ASSOCIATES  
IF USING AN ELECTRONIC VERSION OF THIS DRAWING  
FIGURED DIMENSIONS TAKE PRECEDENCE AND NOTIFY  
MICHAEL SPARKS ASSOCIATES OF ANY DISCREPANCIES

MAXIMUM EXTERNAL BUILDING HEIGHT 13.2M FROM FFL



REV	DATE	NOTE	DRAW	CHECK
A	05/11/2020	Revised to suit detail floor plans, translucent panels changed to Rodeca	AH	AC
-	22/04/2020	First issue	AH	AC

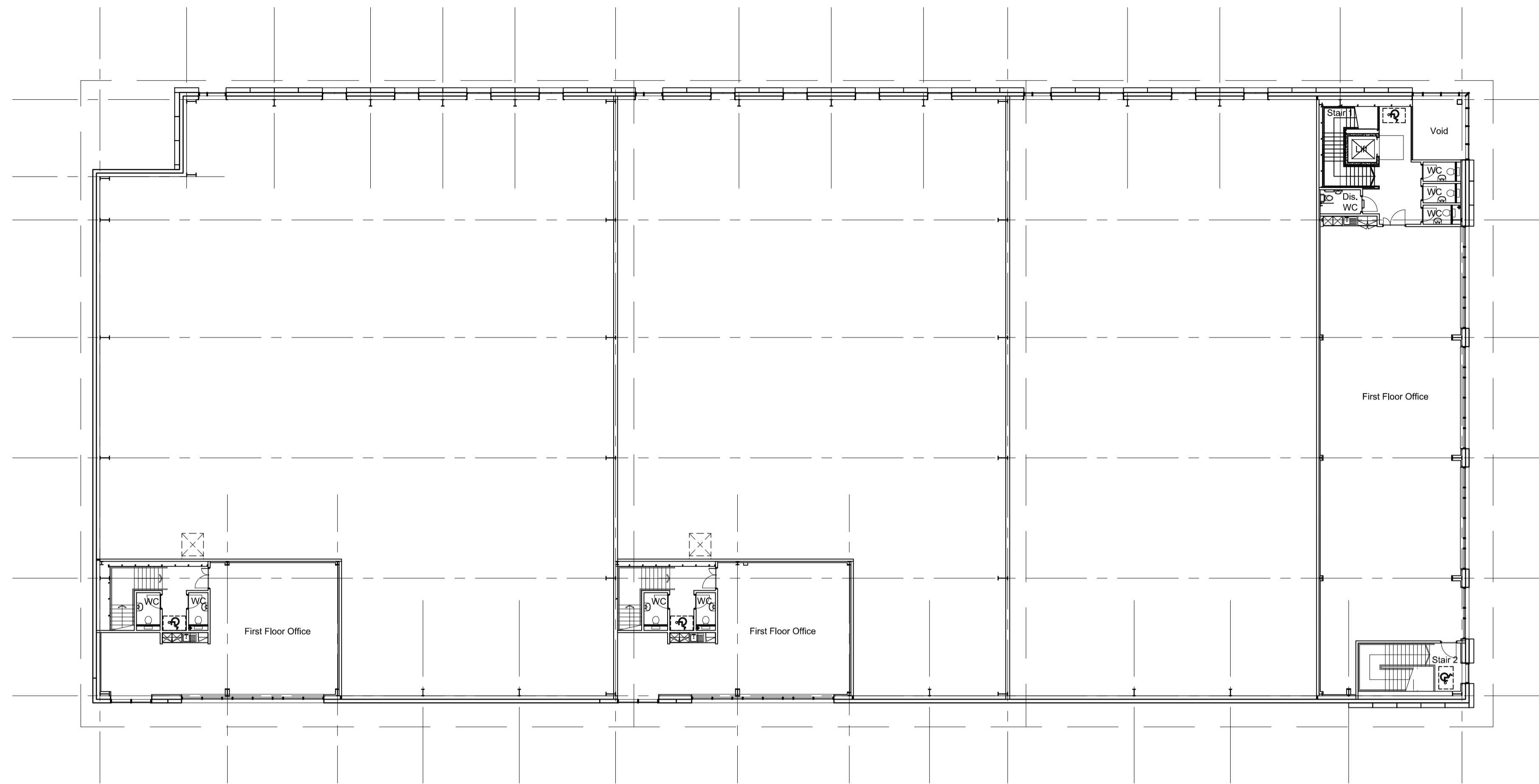


CHARTERED ARCHITECTS  
11 PLATO PLACE  
ST BONS ROAD  
LONDON SW6 4TU  
TELEPHONE 020 7736 6162  
www.msa-architects.co.uk

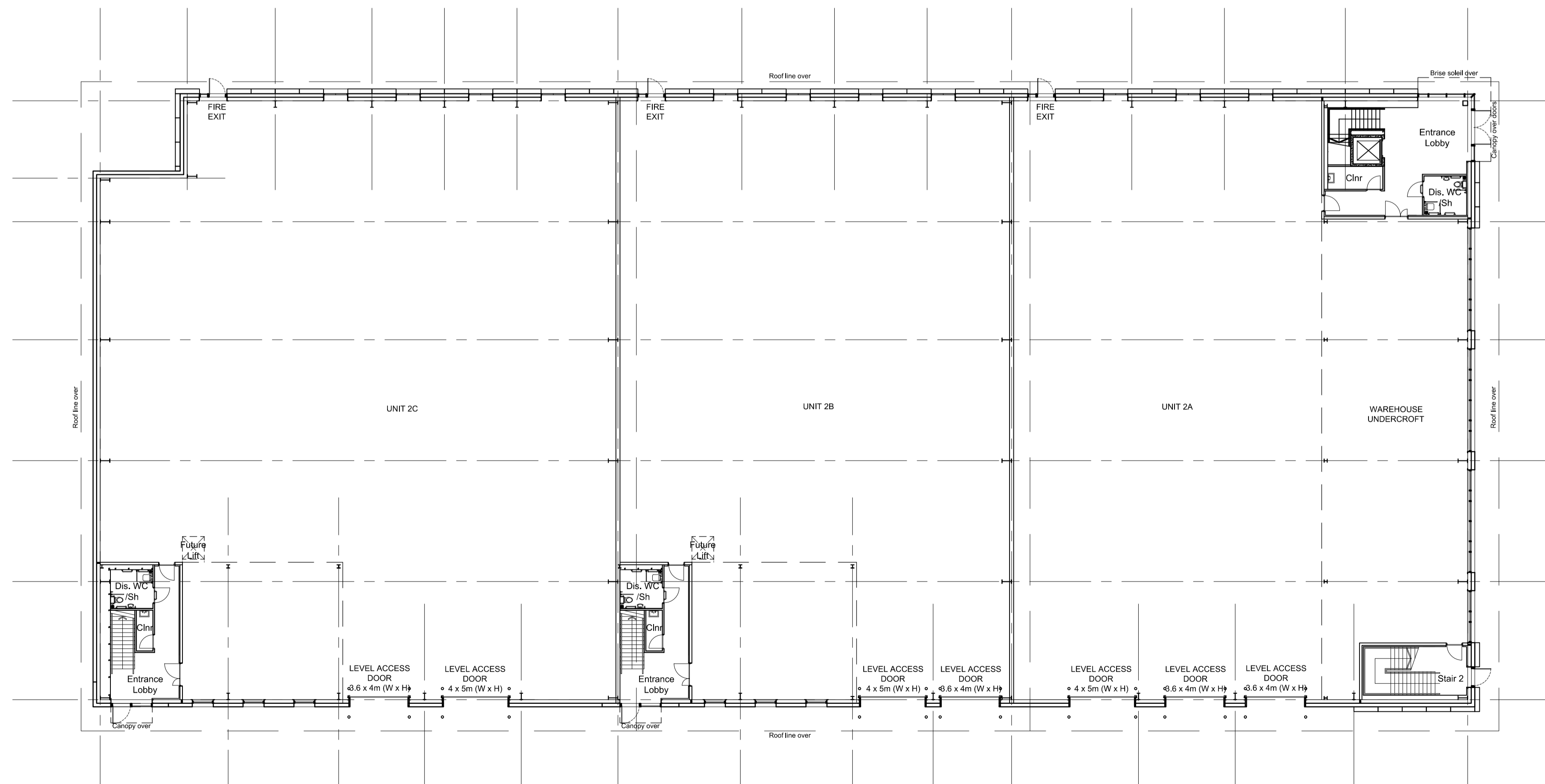
TITLE  
PLOT 2, GODDARDS GREEN  
DRAWING  
ELEVATIONS  
UNIT 2  
CLIENT  
GLENBEIGH DEVELOPMENTS

DATE  
APRIL 2020  
SCALE  
1:200 @A1  
DRAWN  
AH  
STATUS  
FEASIBILITY  
CHECKED  
AC

DRAWING NUMBER  
31387-FE-04 A



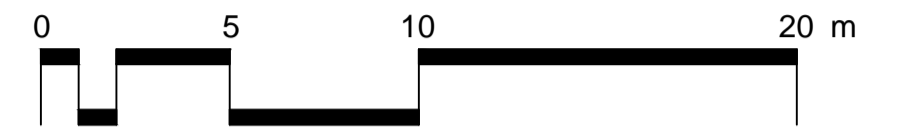
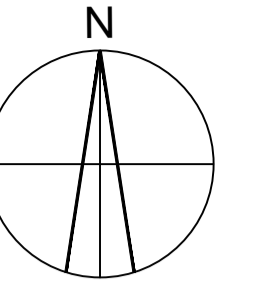
02  
05 **FIRST FLOOR PLAN**  
1:200




01  
05 **GROUND FLOOR PLAN**  
1:200

**NOTES:**

SUBJECT TO STATUTORY CONSENTS  
 SUBJECT TO SURVEY  
 BASED ON OS MAP REPRODUCED BY PERMISSION OF  
 CONTROLLER OF HM STATIONARY OFFICE (c) CROWN  
 COPYRIGHT  
 COPYRIGHT RESERVED  
 DO NOT USE ELECTRONIC VERSIONS OF THIS DRAWING TO  
 DETERMINE DIMENSIONS UNLESS SPECIFICALLY  
 AUTHORISED BY MICHAEL SPARKS ASSOCIATES  
 IF USING AN ELECTRONIC VERSION OF THIS DRAWING  
 FIGURED DIMENSIONS TAKE PRECEDENCE AND NOTIFY  
 MICHAEL SPARKS ASSOCIATES OF ANY DISCREPANCIES



REV	DATE	NOTE	DRAW	CHK
B	05/11/2020	Grid, gabbions, window positions and roofline updated to suit revised elevations	AH	AC
A	04/11/2020	Unit 2A core updated to show lift, level access doors located to suit revised site plan	AH	AC
-	15/10/2020	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  
**FLOOR PLANS**  
**PLOT 2**  
 CLIENT  
**GLENBEIGH DEVELOPMENTS**

---

DATE	SCALE	DRAWN
OCTOBER 2020	1:200 @A1	AH
	STATUS	CHECKED
	FEASIBILITY	AC

---

DRAWING NUMBER  
**31387-FE-05 B**



graves  
jenkins  
PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley  
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

The Hub, Plot 2, Burgess Hill, BN6 9LQ



[www.gravesjenkins.com](http://www.gravesjenkins.com)

Commercial Agency • Valuation • Surveys • Rating • Property Management • Landlord & Tenant