



**Units 14 & 16 Mid Sussex Business Park**  
Ditchling Common, West Sussex BN6 8SE

**TO LET**

## LIGHT INDUSTRIAL/WAREHOUSE

From 2,631 sq ft to 2,833 sq ft

### Key Features:

- Situated on established modern industrial estate
- Open plan ground & first floor accommodation
- Roller shutter & personnel entrances
- Good parking provisions
- Forecourt and loading area
- 3 phase electricity
- Good eaves height
- Set in picturesque South Downs National Park





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### Location

Mid Sussex Business Industrial Estate is situated approximately 1½ miles to the east of Burgess Hill with access via the B2113. The A23 is located approximately 5 miles to the west providing links to Brighton and Crawley, which in turn merges with the M23 providing access to the M25 and the national motorway network beyond.

### Accommodation

Mid Sussex Business Park is a development of 30 industrial/warehouse units, which were built in 2008.

The subject accommodation comprise 2 units within a terrace of 4 towards the north east part of the estate. The units are of steel portal frame, with blockwork party walls, insulated profiled cladding to the roof (with 10% translucent roof lights) and elevations. There are sodium lights at high level with a mix of LED and strip lighting elsewhere. There is a solid concrete floor with good eaves height throughout (min: 6.17m). There are manual roller shutter doors on each unit of 3.5m (w) x 5.09m (h), leading to a loading bay and parking spaces. The load capacity on the mezzanines are estimated to be minimum 100lbs per sq m.

Unit 14 is predominantly open plan ground and first floor, which has been used for primarily storage. There is also a separate office and WC on the ground.

Unit 16 ground floor is a mix of storage, packing stations, canteen and WC. The first floor is fitted out as high quality office accommodation with fitted air conditioning, integrated sockets and internet cabling recessed into floor.

Existing contracts for fibre optic broadband, utilities, fire & intruder alarms are available to be taken over to ease set up.

The property has the following approximate Gross Internal Areas (GIA):

Unit	Floor	Sq m	Sq ft
14	Ground	159.51	1,717
14	First	84.89	914
	<b>Total</b>	<b>244.40</b>	<b>2,631</b>
16	Ground	159.30	1,715
16	First	103.91	1,119
	<b>Total</b>	<b>263.21</b>	<b>2,833</b>

### EPC

Unit 14 D  
Unit 16 C

### Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. Under the new UCO uses B2 and B8 remain the same as they were under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service', B2 and B8 use within the Use Classes Order 2020.

### Terms

The units are available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent stated below per annum exclusive of rates, building insurance, service charge, heating, lighting, VAT etc.

Unit 14 £20,500 per annum  
Unit 16 £24,000 per annum

### Business Rates

Rateable Value (2017): Unit 14 £12,750  
Rateable Value (2017): Unit 16 £TBC

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

### VAT & Legal Fees

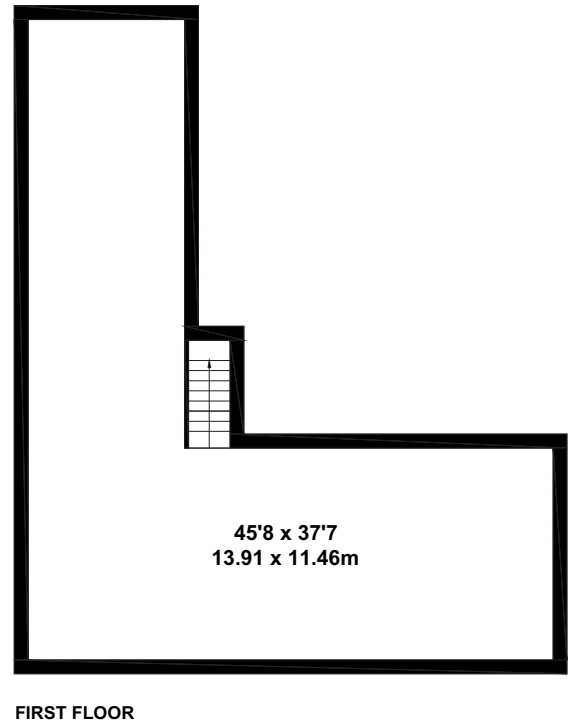
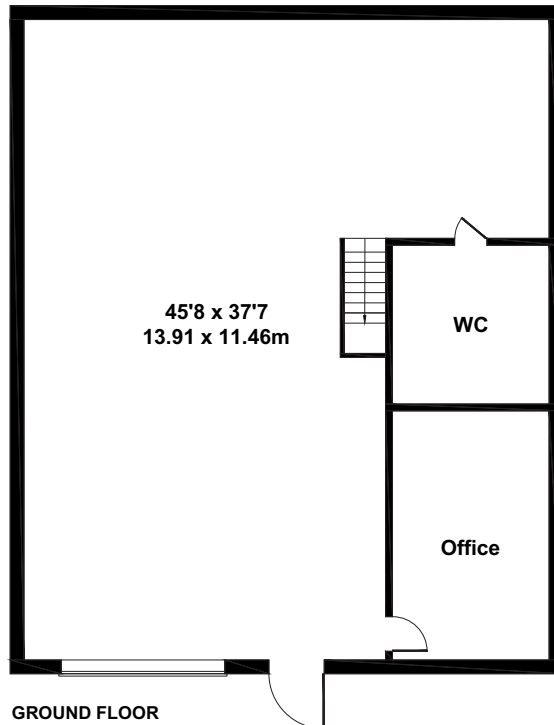
Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

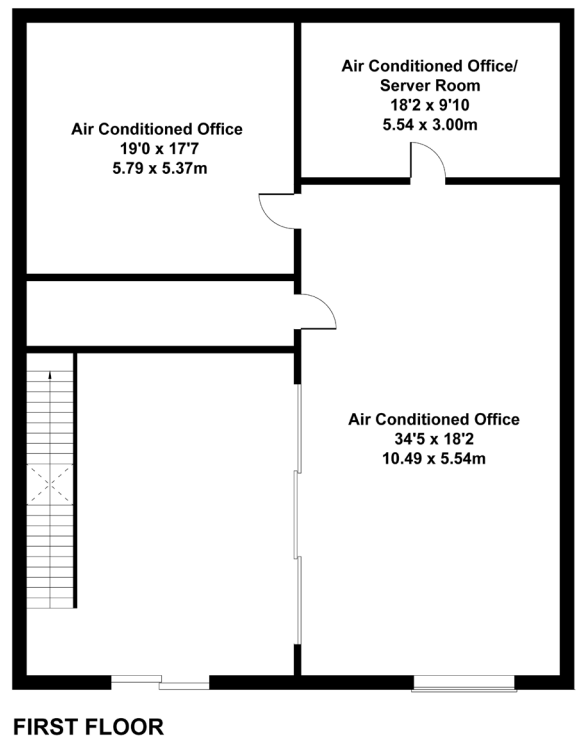
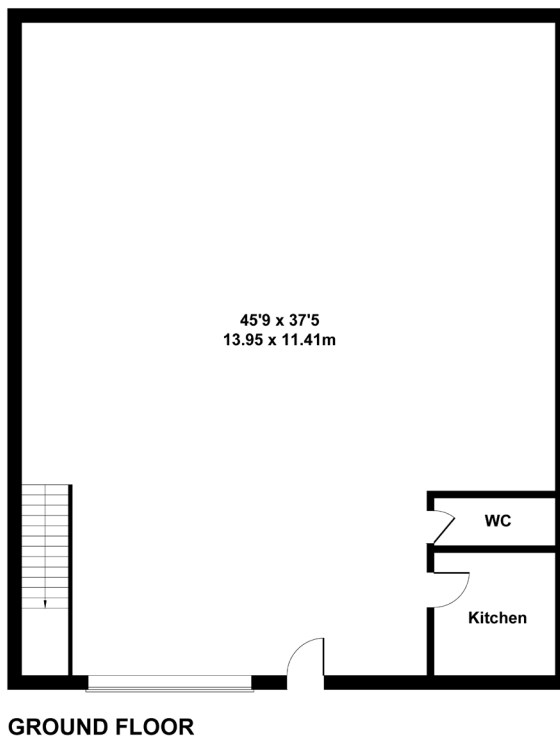


**FLOOR PLANS** For identification purposes only

**UNIT 14**



**UNIT 16**







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## UNIT 14



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



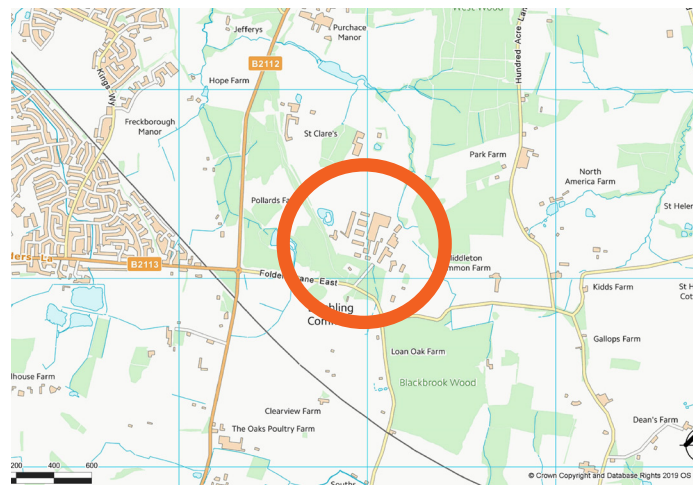
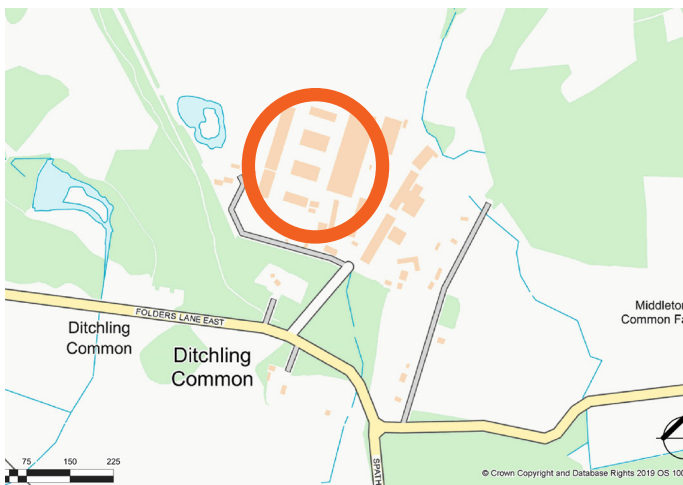
**UNIT 16**







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Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

### Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

**Alex Roberts**

[a.roberts@flude.com](mailto:a.roberts@flude.com)

**01273 727070**

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



**Flude**  
PROPERTY CONSULTANTS

October 2020



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