



TO LET

Modern Industrial & Warehouse Unit

UNIT 4

**YORK ROAD,
BURGESS HILL**

WEST SUSSEX, RH15 9TT

10,361 SQ FT

962 SQ M

 **HARGREAVES**
PROPERTY INVESTMENT
& DEVELOPMENT

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**UNIT 4, YORK ROAD, BURGESS HILL
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**PROPERTY
DETAILS**

The subject property comprises a self-contained, modern warehouse constructed with a steel portal frame, prominently located on the busy Victoria Industrial Estate in Burgess Hill. The unit offers a clear internal height of approximately 6 metres, an electric surface-level loading door, and first-floor office accommodation.

Generous dedicated parking is available to the front and side of the property.

The warehouse is situated directly opposite Burgess Hill Trade Park, which is home to well-established trade counter occupiers including Toolstation, Screwfix, and Topps Tiles.

SCHEDULE OF ACCOMODATION		
	SQ FT	SQ M
GROUND FLOOR WAREHOUSE	8,385	779
FIRST FLOOR OFFICES	1,976	183
TOTAL	10,361	962

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**EASY ACCESS TO
A23**
- 
**ELECTRIC ROLLER
SHUTTER DOOR**
- 
**LED LIGHTING
THROUGHOUT**
- 
**3 PHASE
POWER SUPPLY**
- 
**6 METRE
EAVES HEIGHT**
- 
**32 CAR PARKING
SPACES**



INDUSTRIAL & WAREHOUSE TO LET | UNIT 4 YORK ROAD, BURGESS HILL

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PROPERTY LOCATION

Burgess Hill is strategically located along the A23 corridor, with convenient access to the A23 via the A2300. This provides excellent connectivity northbound to London (approximately 40 miles) and Gatwick Airport (approximately 16 miles), as well as southbound to Brighton (approximately 10 miles) and the A27.

The town benefits from strong rail links, offering regular services to London Victoria, Gatwick Airport, and Brighton.

Victoria Industrial Estate accommodates a diverse range of prominent occupiers, including Boeing, CAE UK, ILG, and Royal Mail. A Tesco superstore is located within walking distance of the subject property, with additional amenities available nearby in Burgess Hill town centre.

A27	12 Minutes
A23	6 Minutes
M25	35 Minutes

 **SAT NAV: RH15 9TT**
[///roses.dreams.cascaded](http://roses.dreams.cascaded)



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FURTHER INFORMATION

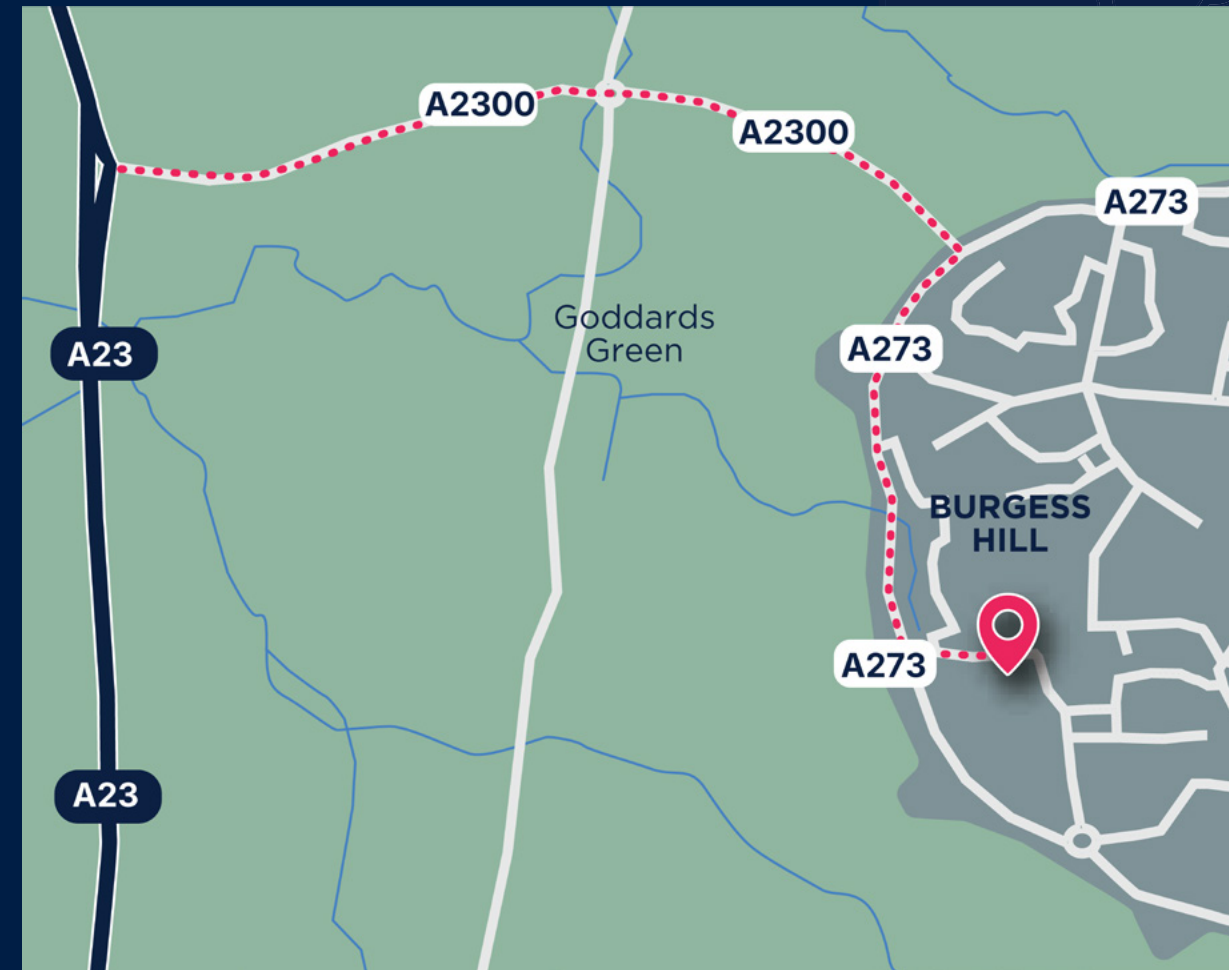
TERMS: An effective full repairing and insuring lease is available on new terms to be negotiated and agreed.

RENT: On application.

VAT: VAT will be chargeable on the terms quoted.

LEGAL COSTS: Each party is to be responsible for their own legal fees.

EPC: The property has an EPC rating of C.



CONNECTIONS		
	Miles	Time
A27	7	12 mins
BRIGHTON	11	24 mins
GATWICK AIRPORT	19	24 mins
LONDON (M25)	25	35 mins
PORTSMOUTH DOCKS	56	1hr 20 mins
SO'TON DOCKS	68	1hr 35 mins



OWNED AND MANAGED BY:



01903 777777

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Misrepresentation Act: Hargreaves and their agents give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the Hargreaves or their agents has any authority to make any representation or warranty whatsoever in relation to this property. Brochure by Virtualoom.

AGENT DETAILS



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OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us

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