



TO LET

**Modern Industrial &
Warehouse Unit**

**UNIT 2
SITE I ALBERT DRIVE**

BURGESS HILL
WEST SUSSEX
RH15 9TN

**5,700 Sq Ft
530 Sq M**

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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**UNIT 2 SITE 1 ALBERT DRIVE, BURGESS HILL
WEST SUSSEX, RH15 9TN**

**PROPERTY
DETAILS**

The subject property comprises a semi-detached warehouse prominently located on Albert Drive, on the busy Victoria Industrial Estate in Burgess Hill. The unit offers a clear internal height of approximately 5.5 metres, a surface level loading door and ancillary 1st floor office accommodation.

Generous parking is available to the front of the unit as well as a demised loading area to the rear.

The warehouse is situated on Albert Drive, which is home to well-established local occupiers such as RDP Health, Clearwell Mobility and Alliance Healthcare.

SCHEDULE OF ACCOMMODATION

	Sq Ft	Sq M
GROUND FLOOR WAREHOUSE/ ANCILLARY	4,460	414
1ST FLOOR OFFICE	1,240	115
TOTAL	5,700	530



DEMISED PARKING & LOADING AREA



SURFACE LEVEL ROLLER SHUTTER DOOR



EASY ACCESS TO A23



5.5M EAVES



3 PHASE POWER SUPPLY



LED LIGHTING



UNIT 2 SITE | ALBERT DRIVE, BURGESS HILL WEST SUSSEX, RH15 9TN

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, Roche Diagnostics, 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 9TN**
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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.

AGENT DETAILS



Charlie Patey-Johns
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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 35mins



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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

OWNED AND MANAGED BY:



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