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The Hub Business Park, Plot 4 (Units 12 to 18),  
Burgess Hill BN6 9ZJ

FOR SALE/TO LET: INDUSTRIAL/WAREHOUSE UNITS - TO BE BUILT

# 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 and London Victoria in 54 minutes.

Sat Nav - BN6 9LQ

## Description

Glenbeigh Developments propose further top specification industrial/warehouse units to be built at the established Hub Business Park Scheme, in Burgess Hill. The scheme based on the A2300 is approximately 1 mile east of the A23 Hickstead junction. The Hub is already home to Roche diagnostics and DPD and has consent for a further 400,000 sq ft of development.

Five top specification industrial/warehouse units are to be built by Glenbeigh Developments on Plot 4. The Hub is already home to both Roche Diagnostics and DPD, and has consent for a further 400,000 sq ft of development.

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

## Amenities

The proposed new units 12, 13, 14, 15, 16, 17 and 18, on Plot 4 will all benefit from their own loading areas and car parking including E.V. charging. Units could be combined.

The units can be constructed within 9 months from an Agreement for Lease and securing Reserved Matters. There will be quality internal and external finishes. Loading will be via level access doors. Minimum 6m to haunch. 41% of car spaces to have EV charging points (with up to 70% of total car parking future proofed with conduits only in place).

Full specification upon application.

## Accommodation

**Unit 12:** 5,910 sq ft (549 m2)

**Unit 13:** 3,320 sq ft (308 m2)

**Unit 14:** 3,320 sq ft (308 m2)

**Unit 15:** 3,320 sq ft (308 m2)

**Unit 16:** 3,320 sq ft (308 m2)

**Unit 17:** 3,320 sq ft (308 m2)

**Unit 18:** 5,430 sq ft (504 m2)

**Units 12-18**

**Total: 27,940 sq ft (2,593 m2)**

## Terms

The units are available to let on a pre-let. Rent on application

## EPC

Target 'A' - 'B'

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

Each party to bear their own legal costs involved in the transaction.



## Viewing Arrangements

By appointment through joint sole Agents

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