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The Hub Business Park, Plot 4 (Units 7 to 11),  
Burgess Hill BN6 9ZJ

TO LET/FOR SALE: 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 7, 8, 9, 10 and 11, on Plot 4, will all benefit from their own self-contained yards and car parking area. Units 7, 8 and 9 are detached. Units 10 and 11 could be combined.

The units can be constructed within 9 months from an Agreement for Lease. There will be quality internal and external finishes. Loading will be via level access doors and Unit 9 will also have 3 dock level doors. Offices will be fitted to all units. BREEAM excellent is being targeted. 41% of car parking 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

The accommodation comprises of the following:

**Unit 7:** 13,250 sq ft (1,231 m<sup>2</sup>)  
Offices: 2,070 sq ft (193 m<sup>2</sup>)  
9m to haunch  
15 car parking spaces  
**Sub total: 15,320 sq ft (1,424 m<sup>2</sup>)**

**Unit 8:** 20,420 sq ft (1,897 m<sup>2</sup>)  
Offices: 3,540 sq ft (329 m<sup>2</sup>)  
9m to haunch  
29 car parking spaces  
**Sub total: 23,960 sq ft (2,226 m<sup>2</sup>)**

**Unit 9:** 36,450 sq ft (3,386 m<sup>2</sup>)  
Offices: 3,540 sq ft (329 m<sup>2</sup>)  
12m to haunch  
38 car parking spaces  
**Sub total: 39,990 sq ft (3,715 m<sup>2</sup>)**

**Unit 10:** 24,290 sq ft (2,257 m<sup>2</sup>)  
Offices: 2,070 sq ft (3,204 m<sup>2</sup>)  
10m to haunch  
26 car parking spaces  
**Sub total: 26,360 sq ft (2,450 m<sup>2</sup>)**

**Unit 11:** 18,850 sq ft (1,751 m2)  
Offices: 2,070 sq ft (193 m2)  
10m to haunch  
24 car parking spaces  
**Sub total: 20,920 sq ft (1,944 m2)**

**UNITS 7 TO 11 TOTAL:**  
**126,550 sq ft (11,759 m2); 122 car parking spaces**

## 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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