



graves
jenkins
PROPERTY PEOPLE

[gravesjenkins.com](https://www.gravesjenkins.com)



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

Graves Jenkins - 01293 401040

David Bessant - 07767 422530

bessant@graves-jenkins.com

Stephen Oliver - 07786 577323

oliver@graves-jenkins.com

Thomas Neal - 07402 029513

neal@graves-jenkins.com

Vail Williams

Steve Berrett 07780 324996

sberrett@vailwilliams.com

Mikael Goldsmith 07435 829861

mgoldsmith@vailwilliams.com

DTRE - 020 3328 9103

Jake Huntley - 07765 154211

jake.huntley@dtre.eu

Richard Harman - 07776 200143

richard.harman@dtre.com

Claudia Harley - 07843 068035

claudia.harley@dtre.com





GET IN TOUCH
gravesjenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



Stephen Oliver

01293 401040
07786 577323
oliver@graves-jenkins.com



Thomas Neal

01293 401040
07402 029513
neal@graves-jenkins.com



CRAWLEY OFFICE
5 Gleneagles Court
Brighton Road
Crawley
West Sussex
RH10 6AD