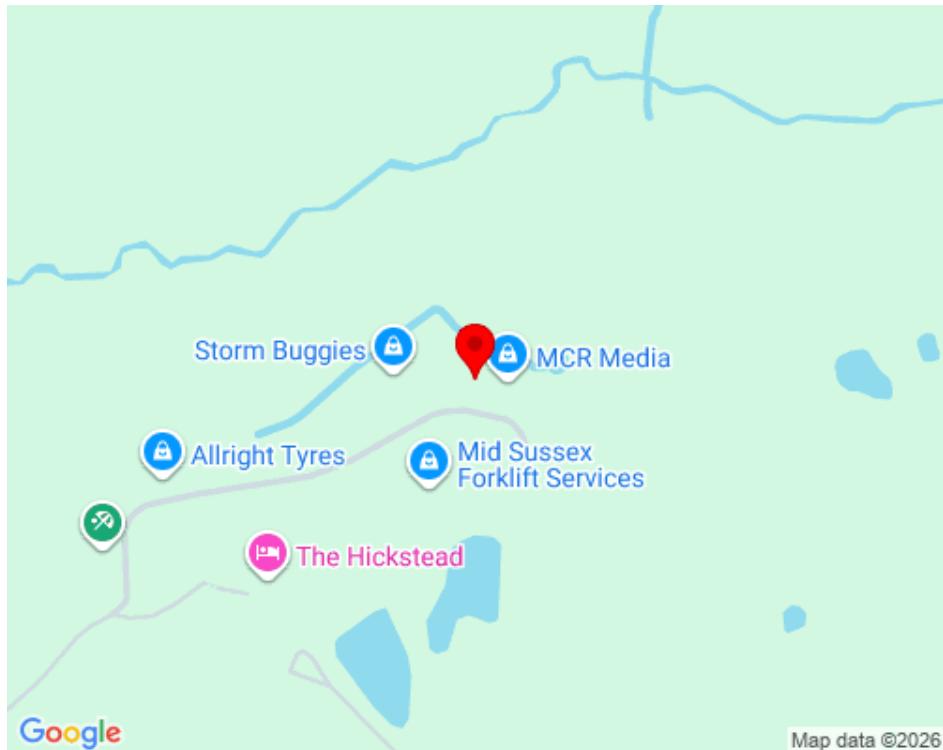




Unit 44 Bolney Grange Industrial Park, Bolney RH17 5PB  
MODERN FACTORY/OFFICES - 2,531 SQ FT (235.13 SQ M)

# LOCATION



The property is situated within 1 mile of the A23/M23 at the Hickstead roundabout. Gatwick is 15 miles, Burgess Hill is 3 miles. Brighton is 8 miles.

## Description

The premises comprises end of terrace brick built factory and offices with a fully insulated steel profile roof.

## Key Features

- 3 phase power
- Electric loading door
- Male/female toilets
- Forecourt parking
- Steel gates for out of hours estate entrance

## Accommodation

The approximate floor area is 2,531 sq ft (235.13 sq m)

## Tenure

Freehold for sale

## Price

£375,000 (Three Hundred and Seventy Five Thousand Pounds)

## Service Charge

The current annual service charge for the property is £900 + VAT for the upkeep of the security gate & common parts.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating D - 90

## Business Rates

Rateable Value: £21,500

Rates Payable: £10,728.50 (2025/26)

Interested parties are advised to contact Mid Sussex District Council Tel: 01444 477564 or [www.midsussex.gov.uk](http://www.midsussex.gov.uk) to verify this information.

## VAT

VAT will be payable on the terms quoted.

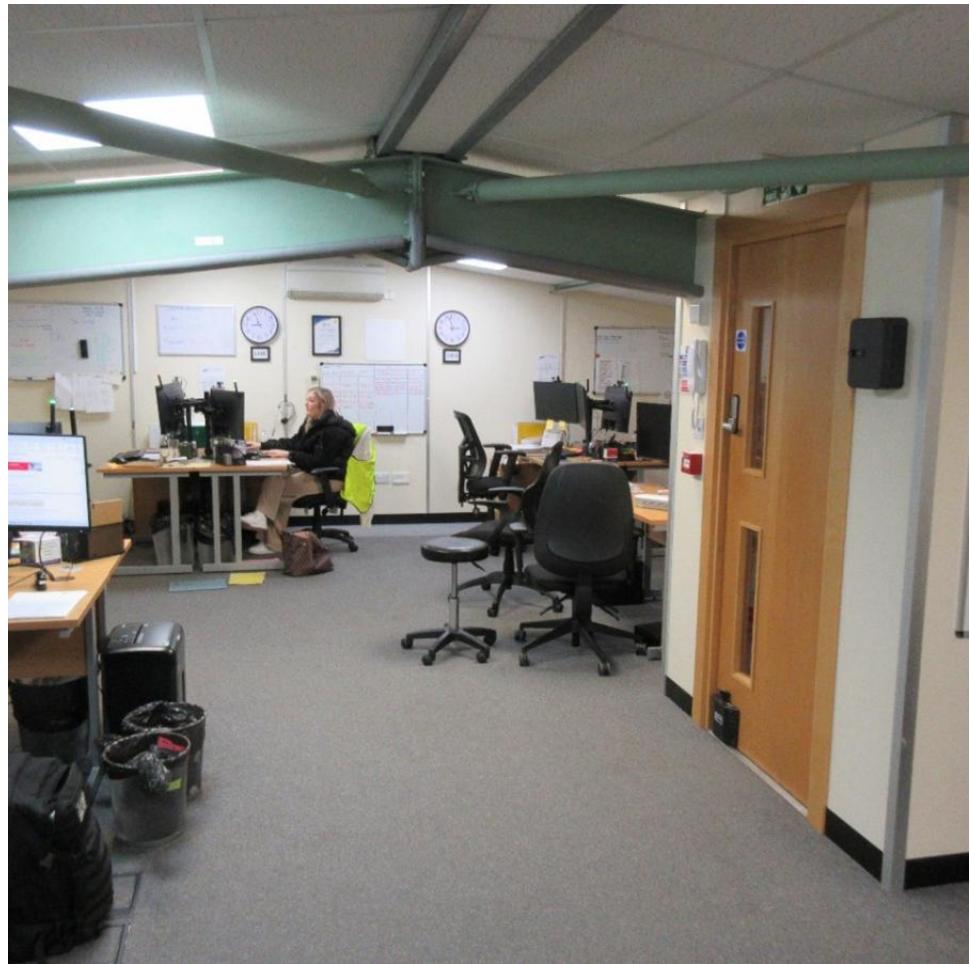
## Legal Fees

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

## Viewing Arrangements

Via prior appointment through Agents Graves Jenkins.







GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



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