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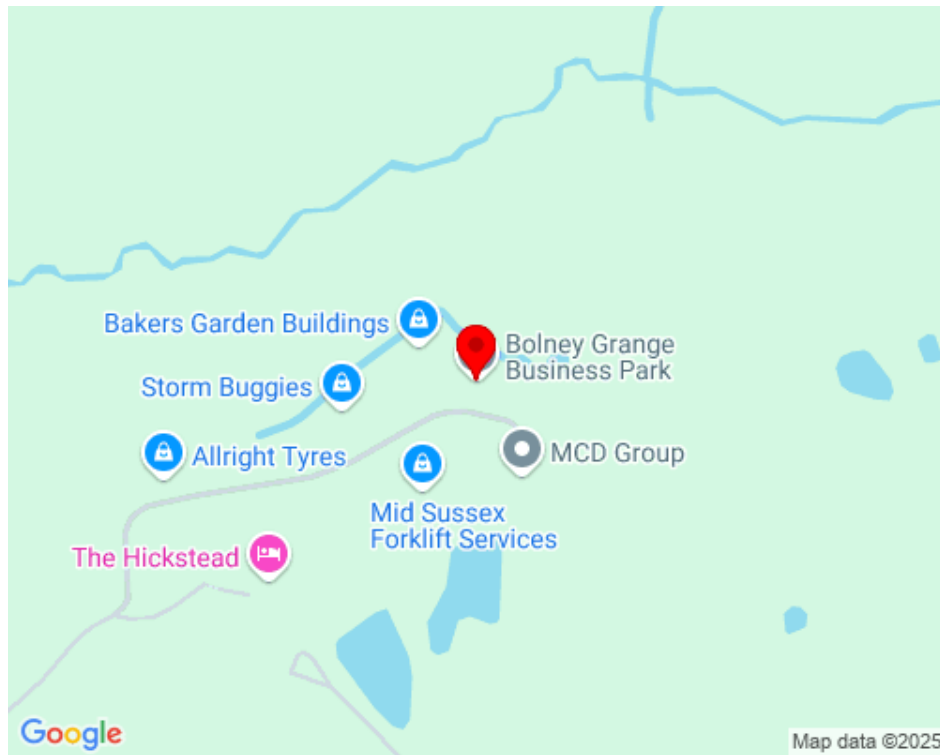
[gravesjenkins.com](https://www.gravesjenkins.com)



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)

Lease

For a term of five years on a full repairing and insuring lease to be outside the provisions of the Landlord & Tenant Act 1954

Rent

£27,500 per annum exclusive

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 to verify this information.

VAT

VAT will be payable on the terms quoted.

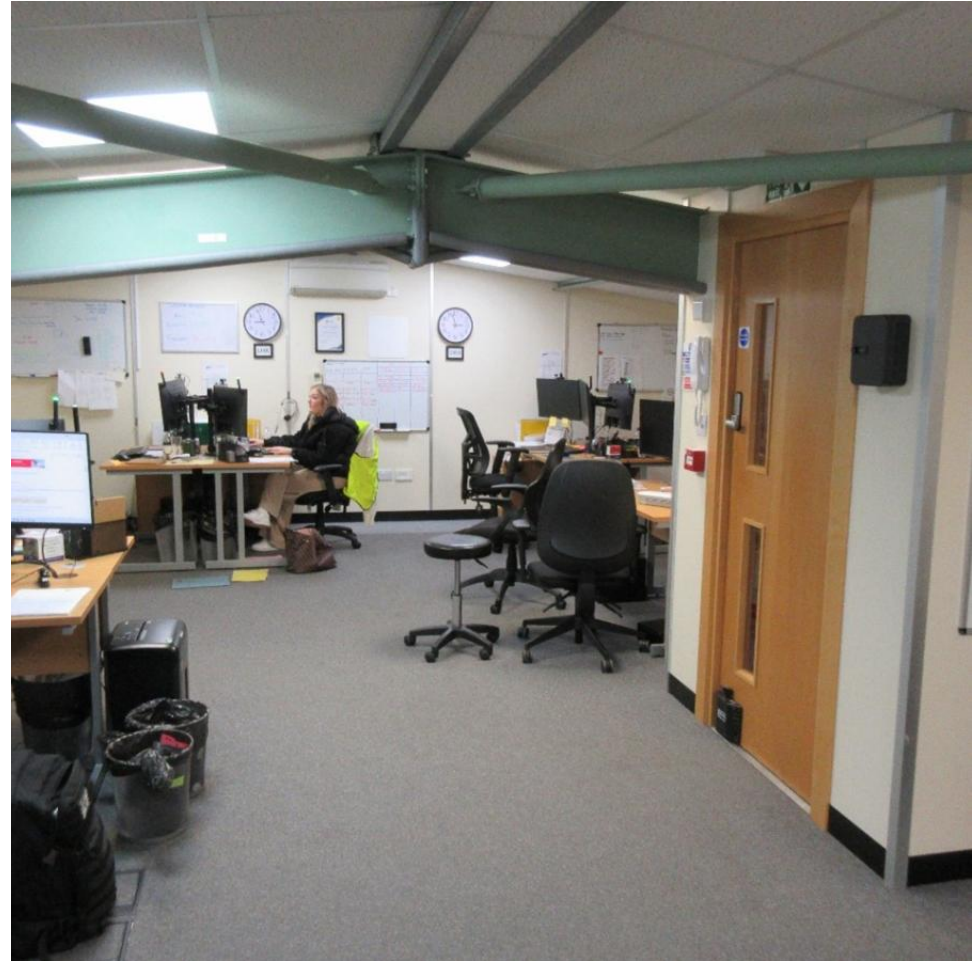
Legal Fees

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



Alex Roberts

01293 401040
07795 212798
roberts@graves-jenkins.com



David Bessant

01293 401040
07767 422530
bessant@graves-jenkins.com



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