



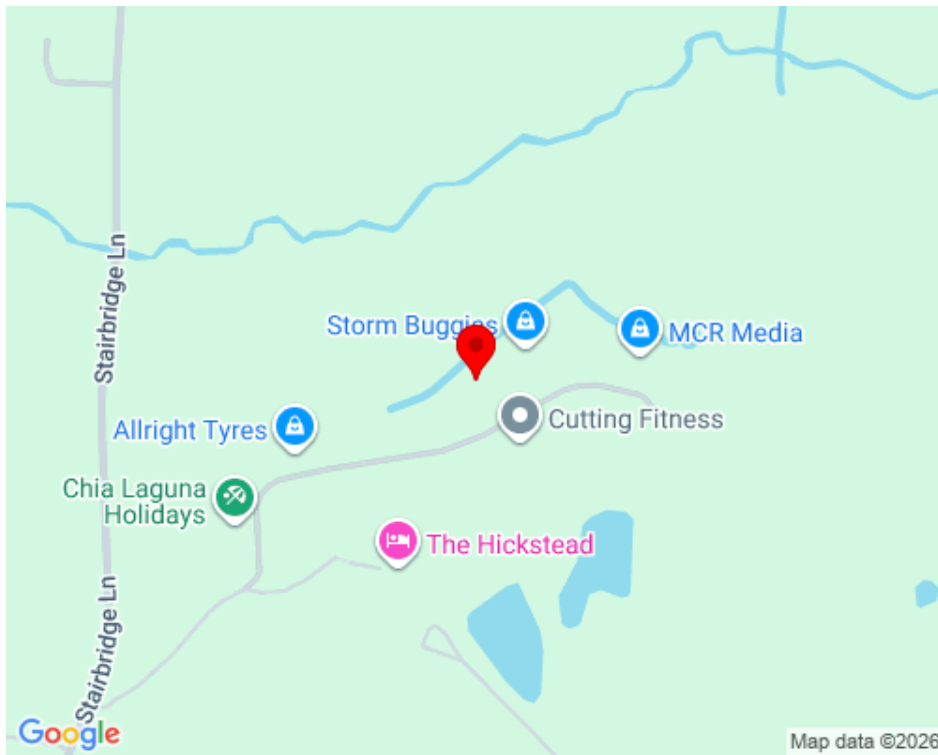
graves  
jenkins  
PROPERTY PEOPLE

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Unit 44 Bolney Grange Industrial Park, Bolney, RH17 5PB  
MODERN FACTORY/OFFICES

# 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.

## Tenure

Freehold for sale.

## 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.

## Key Features:

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

## Price:

£375,000

## Service Charge:

£900 per annum  
For the upkeep of the security gate & common parts.

## VAT:

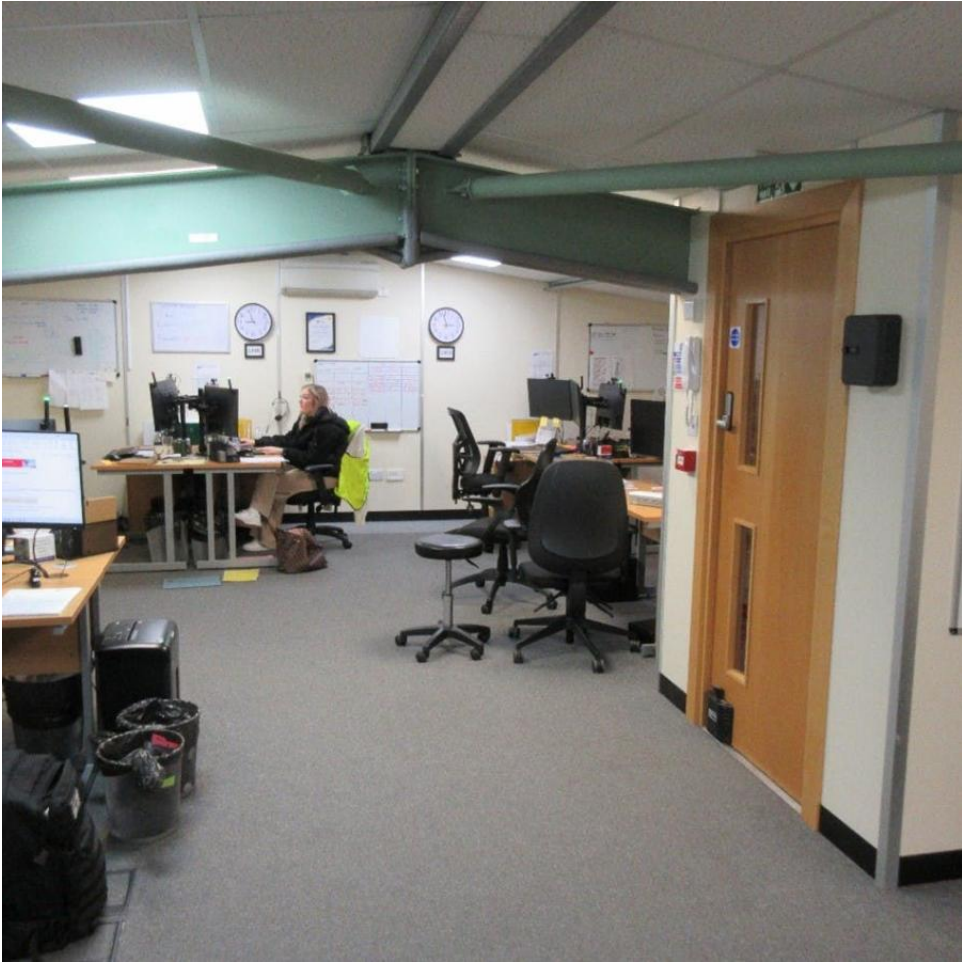
VAT is Applicable

## Legal Fees:

Each party to bear their own costs

## Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.





GET IN TOUCH  
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