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**Two Industrial/Warehouse Units To Let  
Available Together Or Separately  
UNITS 17 & 18 MID SUSSEX BUSINESS PARK  
FOLDERS LANE, DITCHLING COMMON BN6 8SE**



**LOCATION**

Mid Sussex Business Park is an established estate accessed via the Tidy Industrial Estate in Ditchling Common and is approx. 1 mile to the east of Burgess Hill, 1 mile south of Haywards Heath, 8 miles north of Brighton and 6.3 miles from the A23 giving access to the motorway network.

**ACCOMMODATION**

The units are of steel frame construction with insulated profile cladding to the roof and elevations having blockwork to 6'6" on the external elevations and full blockwork for party walls. Unit 17 is end-of-terrace and Unit 18 mid-terrace. There are translucent panels in the roof for natural light. They currently share one 3-phase 100A supply but a separate supply can be made available.

**Unit 17**                    Maximum dimensions 37'6" x 44'6" (11.4m x 13.5m)  
**Gross internal area**                    **1,669 sq ft (155.1 sq m)**  
Maximum height at rear                    24'9" (7.5m)  
Eaves height at front                    20' (6.1m)  
Up and over door 11'3" [w] x 16'6" [h] (3.4m x 5.0m)  
Power floated concrete floor, hi-bay lighting + tea station.



Within the unit are:  
Partitioned office, slightly L-shaped, 10'9" x 18'6" (3.3m x 5.6m) + 21'9" x 8'3" (6.6m x 2.5m) - 378 sq ft (35.1 sq m) having a tiled floor, suspended ceiling with inset lighting, double glazed unit to front with internal security shutter + glazed personal door to front & door to warehouse.

**Cloakroom**                    with 2 low level w.c.s + handbasin, one being DDA compliant.

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## 2. 17/18 Mid Sussex Business Park, Ditchling Common

<b>Unit 18</b>	Maximum dimensions 37'6" x 44'3" (11.4m x 13.5m)
	<b>Gross internal area 1,659 sq ft (154.1 sq m)</b>
	Maximum height at rear 24'9" (7.5m)
	Eaves height at front 20'3" (6.2m)
	Up and over door 11'3" [w] x 16'6" [h] (3.4m x 5.0m)
	Power floated concrete floor, hi-bay lighting + tea station.

Within the unit are:

Partitioned store with open top 15'9" x 18'6" (4.8m x 5.0m) - 291 sq ft (27.0 sq m) being part carpeted and having access to a DDA compliant cloakroom with low level w.c. & 2 hand basins.



Blockwork partitioned office 18'6" x 10'9" (5.6m x 3.3m) - 199 sq ft (18.5 sq m) with carpet, wall-mounted electric heaters, strip lighting + double glazed window to front.

**Outside** To the front of the units are parking spaces and we are informed that there are 2/3 spaces allocated to each unit.

**TERMS** New 5 or 10 year lease on a normal full repairing and insuring basis.

**RENT** £22,000 per annum per unit exclusive of rates.

**RATES** Local Authority: Mid Sussex SBR (23/24): 49.9p  
Currently rated together Rateable value : £33,250

**SERVICE CHARGE** There is a service charge for maintenance of common parts. The combined charge for the two units for the most recent year was £777.17 + VAT.

**VAT** VAT is charged on the rent.

**SERVICES** The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

**EPC** Shared energy performance certificate Band C (55).

**VIEWING** Strictly by prior appointment with agents, **Lawson Commercial.**

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Accred. No.A6545



Membership No.T01611

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