



Gatehouse, Gatehouse Lane
Goddards Green, Hassocks, West Sussex BN6 9LE

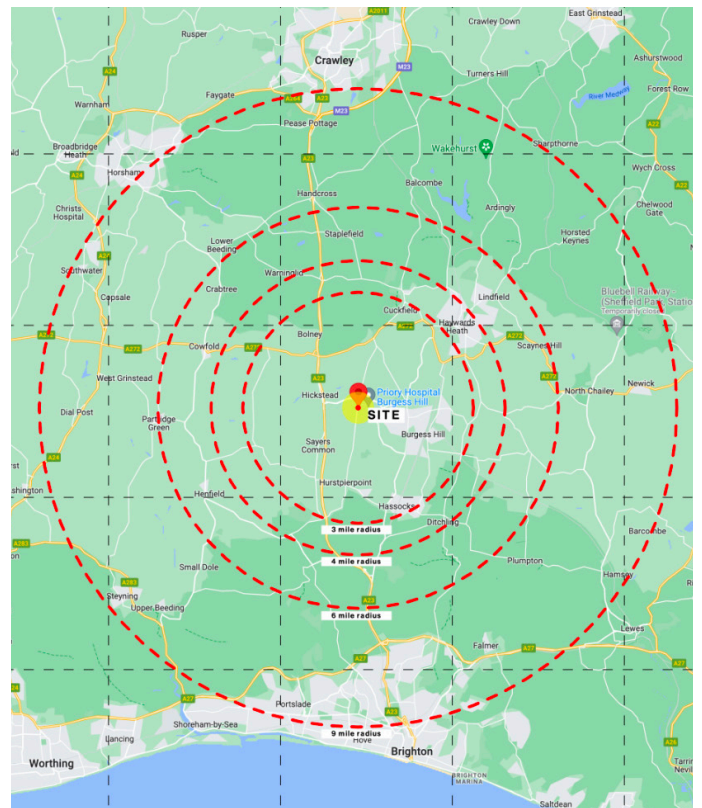
TO LET/FOR SALE

NEW BUILD INDUSTRIAL UNITS

Area C Size: From 3,077 sq ft / 286 sq m

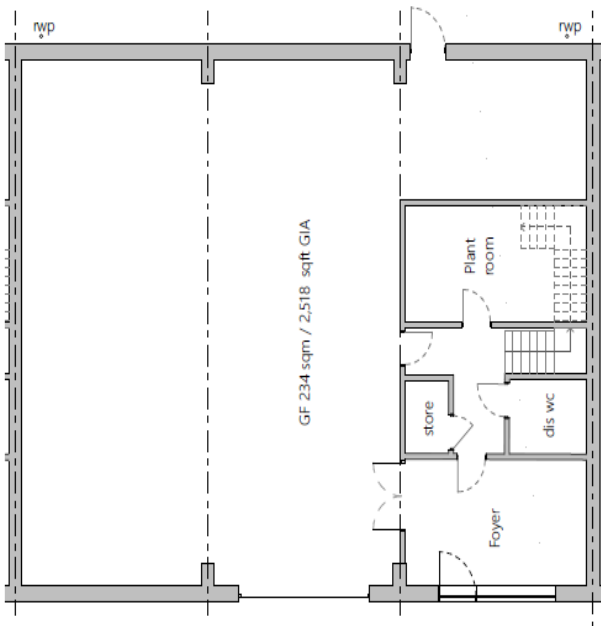
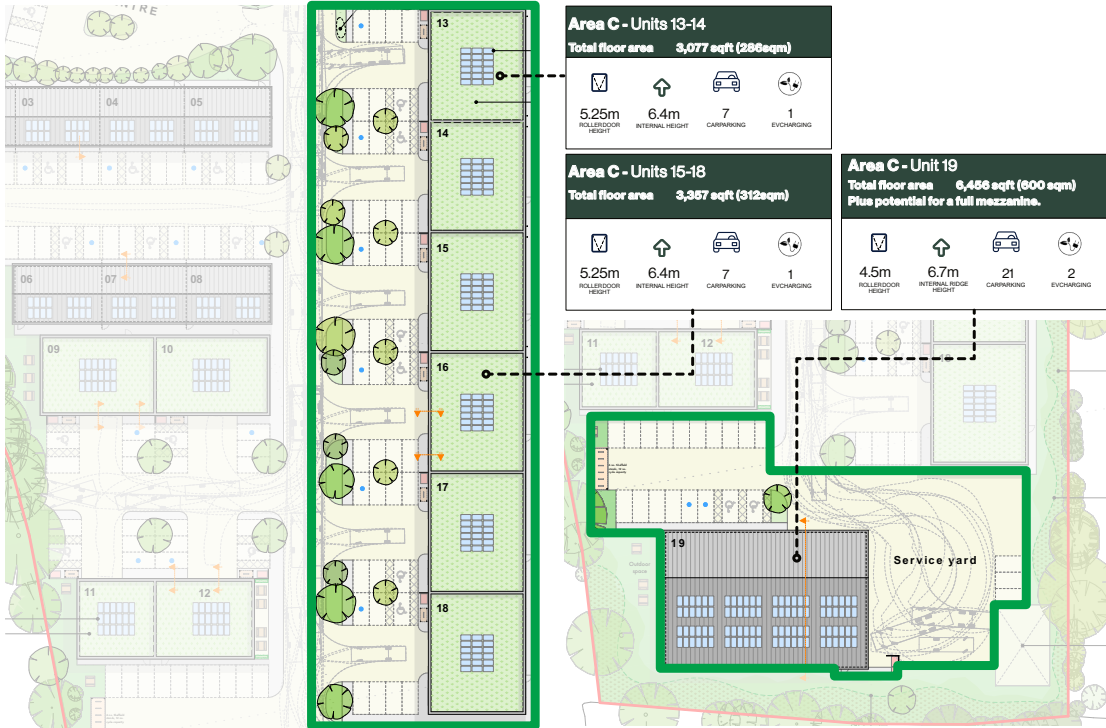
Key Features:

- New Build B2/B8/E(g) Class Units
- Units from 286 sq m (3,077 sq ft) – 312 sq m (3,357 sq ft)
- Roller door height 5.25M
- Internal height 6.4M
- 7 parking bays per unit inc 1 EV charging bays
- To Let or For Sale

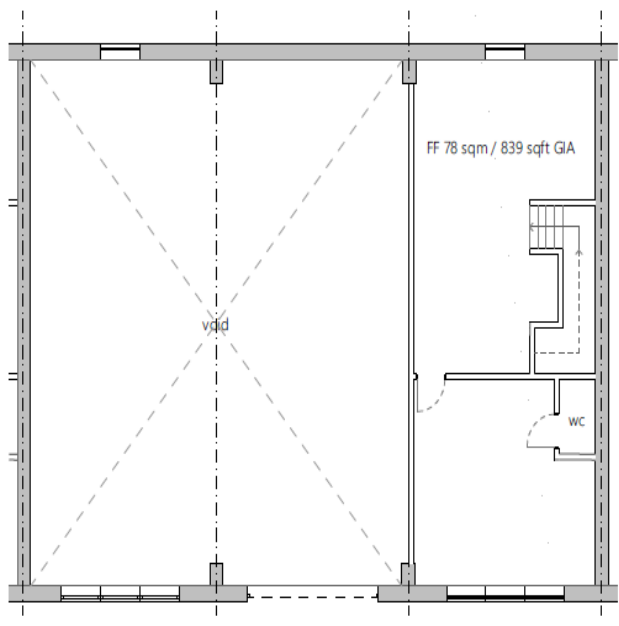




Plans



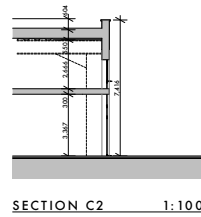
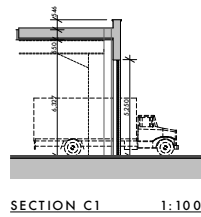
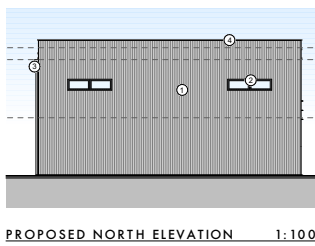
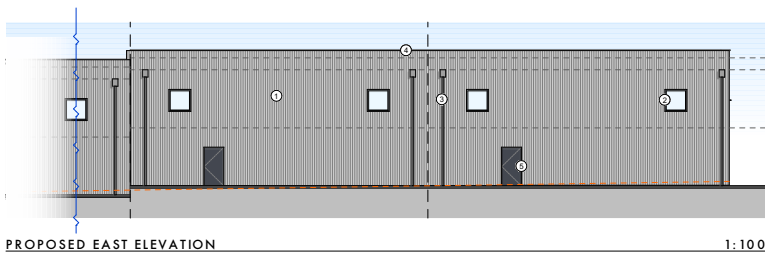
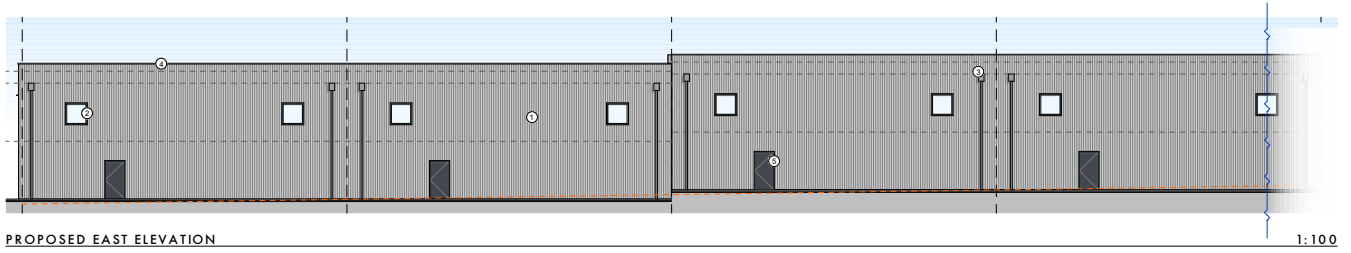
UNITS 13 - 14 TYPICAL GROUND FLOOR PLAN



UNITS 13 - 14 TYPICAL MEZZANINE LEVEL



Elevations



UNITS 13-18, AREA C



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Location

Goddards Green lies to the south of the A2300 which links the A23 (the main London to Brighton Road) to the A273 ring road around Burgess Hill. Gatehouse is located within the Northern Arc extension to Burgess Hill which comprises a range of new commercial, trade, research and residential schemes

The development will have direct links with the A273 dual carriageway link road and A23.

A number of significant new developments are progressing to become central to the future commercial expansion of Burgess Hill.

Accommodation

New build industrial units ready form September 2024. The units have the approximate Gross Internal Areas (GIA):

Unit	Sq Ft	Sq M
13	3,077	286
14	3,077	286
15	3,357	312
16	3,357	312
17	3,257	312
18	3,357	312

EPC

To be assessed once completed.

Planning

The premises benefit from use classes B2/B8, E(g).

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

Units are available by way of a full repairing and insuring lease of for sale on a long leasehold.

Business Rates

Rateable Value (2023): £TBC

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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