



**UNIT 18, BOLNEY GRANGE BUSINESS PARK, STAIRBRIDGE LANE,  
HICKSTEAD, RH17 5PA**

- **FACTORY/ OFFICES**
- **2,900 sq ft (269 sq m)**
- **FOR SALE - FREEHOLD**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

The property is situated within 1 mile of the A23/M23 at the Hickstead roundabout. Burgess Hill is approximately 4 miles away and Brighton is approximately 12 miles away.

## Description

The property comprises a semi-detached factory/warehouse with first floor offices with the following amenities:

## Amenities

- 10 on site car spaces
- 24 hours access
- Steel loading door
- 3 Phase Power
- Steel gates for out of hours at estate entrance

## Floor Areas

	Sq m	Sq ft
Ground floor offices / warehouse	176.51 m <sup>2</sup>	1900 sq ft
First Floor Office	93.08 m <sup>2</sup>	1002 sq ft
Total	269.60 m <sup>2</sup>	2902 sq ft

## Service Charge

There is an annual service charge of £850 plus VAT for the upkeep of the front security gate/common parts.

## Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value: £20,500  
UBR (2022/2023) 49.9p in the £

## Freehold Price

£450,000 per annum plus VAT.

## Legal Fees

Each party to pay their own legal costs.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH LETTING AGENTS**

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