

2,360 SQ FT (219.24 SQ M)
MODERN BUSINESS FOR SALE
FAST ROAD LINKS TO A27 & A23



UNIT 44 BOLNEY GRANGE BUSINESS PARK
STAIRBRIDGE LANE
BOLNEY
WEST SUSSEX
RH17 5PA

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Bolney Grange Business Park is situated within a few hundred yards of the Hickstead /Burgess Hill junction of the A23. Access to the estate is via Stairbridge Lane which is situated off the A2300 Burgess Hill link road. The A23 provides quick and easy access to Brighton (approx. 12 miles to the South), Crawley and Gatwick Airport (approx. 15 miles to the North). Amenities close by include an onsite café, Shell filling station, Travel Lodge, Burger King and Starbucks Coffee. Burgess Hill town centre is located approximately 4 miles to the immediate East via the A2300.

DESCRIPTION

Bolney Grange Business Park is a modern multi-let trading park comprising both offices and industrial units of varying sizes. The subject property forms an end terrace unit of steel portal frame and brick construction under a double skinned insulated sheeted roof with good forecourt parking. **The warehouse to office accommodation ratio is split approximately 50/50.**

ACCOMMODATION (gross internal floor areas)

Ground Floor

Warehouse/offices 1,740 sq ft (161.65 sq m)

Mezzanine

Office/storage 620 sq ft (57.60 sq m)

Total Accommodation 2,360 sq ft (219.24 sq m)

PROPERTY FEATURES

- Forecourt parking
- Roller shutter loading door
- Three phase electricity
- Cat 5 wired
- Personal door
- Two toilets

TENURE

Freehold interest with vacant possession.

PRICE

£375,000 + VAT

ANNUAL ESTATE SERVICE CHARGE

£900 + VAT per annum.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating for this property falls within Band D (90). A certificate can be made available by email on request or downloaded on-line from Gov.UK website portal.

BUSINESS RATES (2025/2026 FINANCIAL YEAR)

To be confirmed.

VIEWING ARRANGEMENTS

By appointment with letting agents Henry Adams Commercial, 50 Carfax, Horsham RH12 1BP

CONTACT

Andrew Algar - Head of Commercial Property

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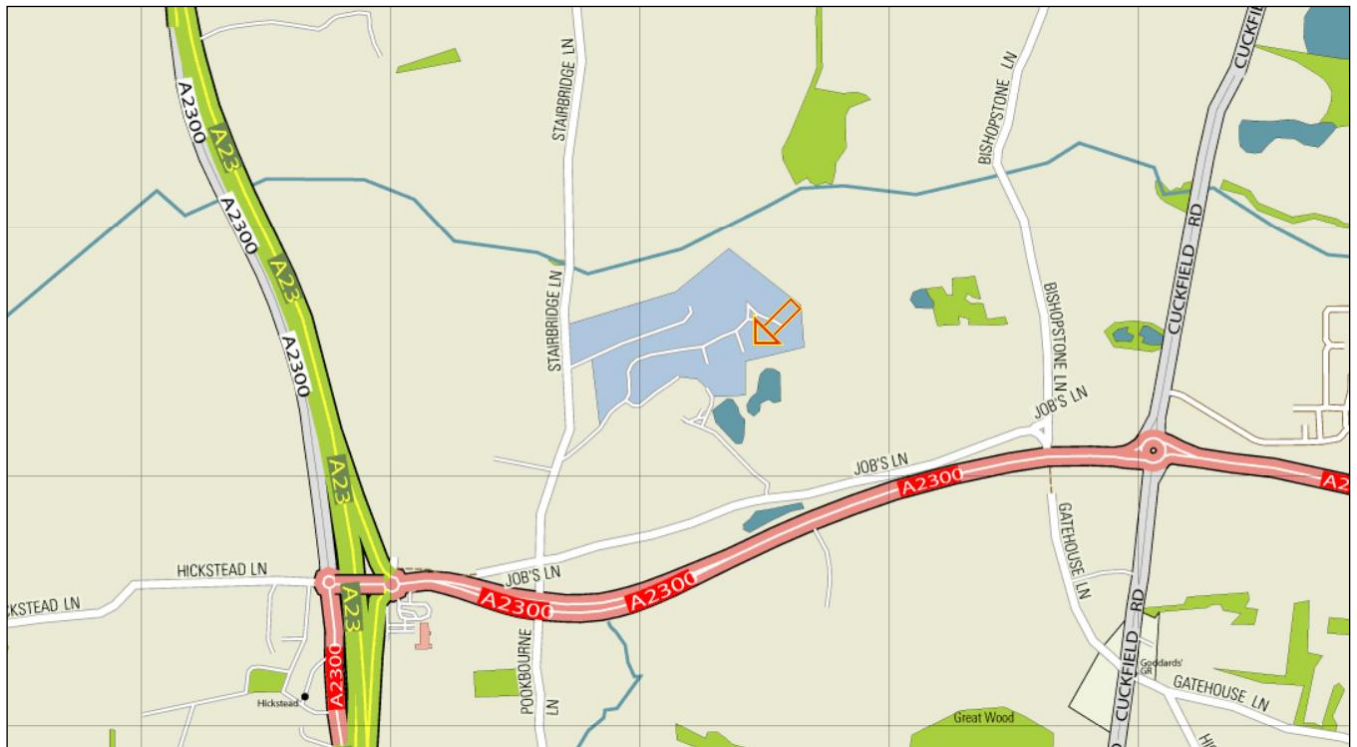
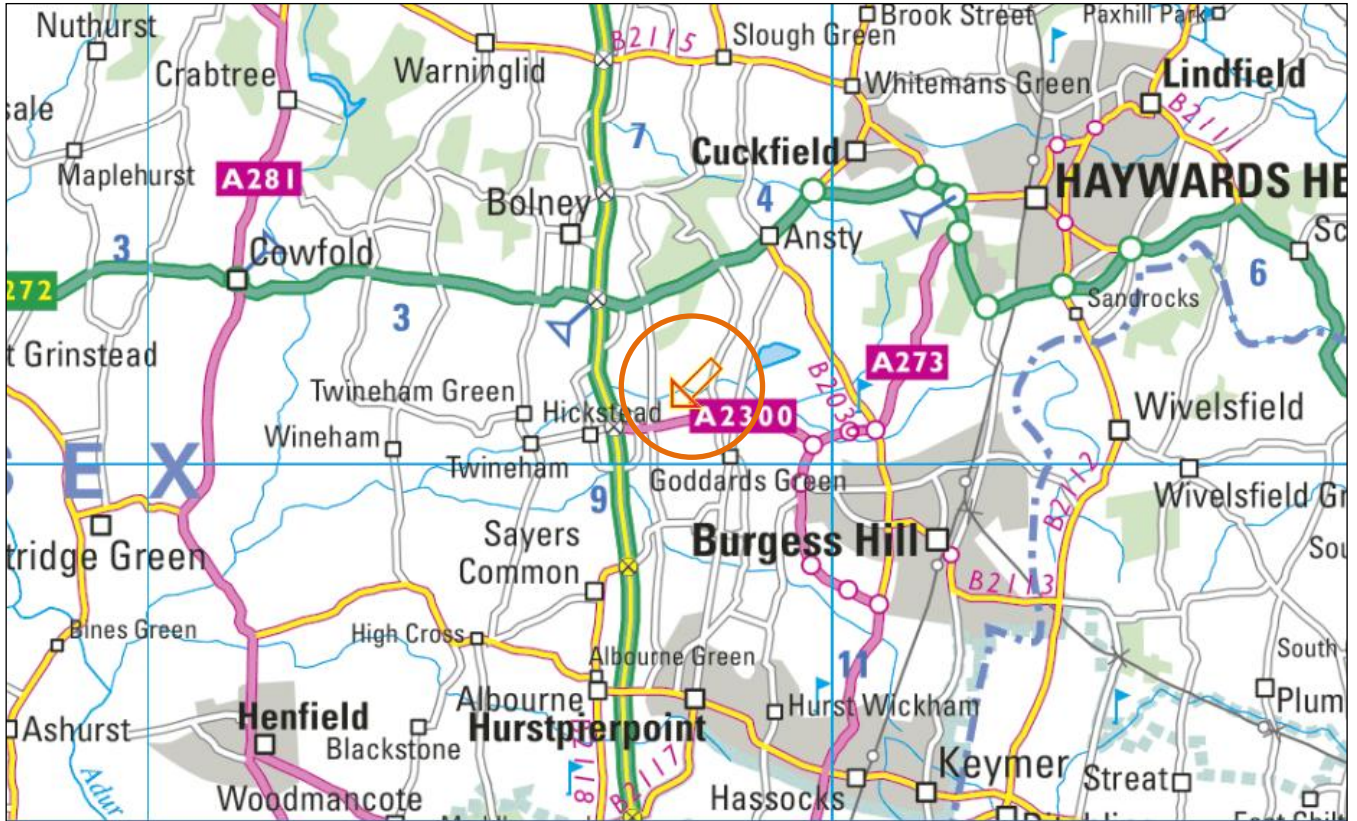
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Library photos from 2022



LOCATION MAPS - NOT TO SCALE



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