

lot 8

9 Consort Way Burgess Hill, West Sussex RH15 9TJ

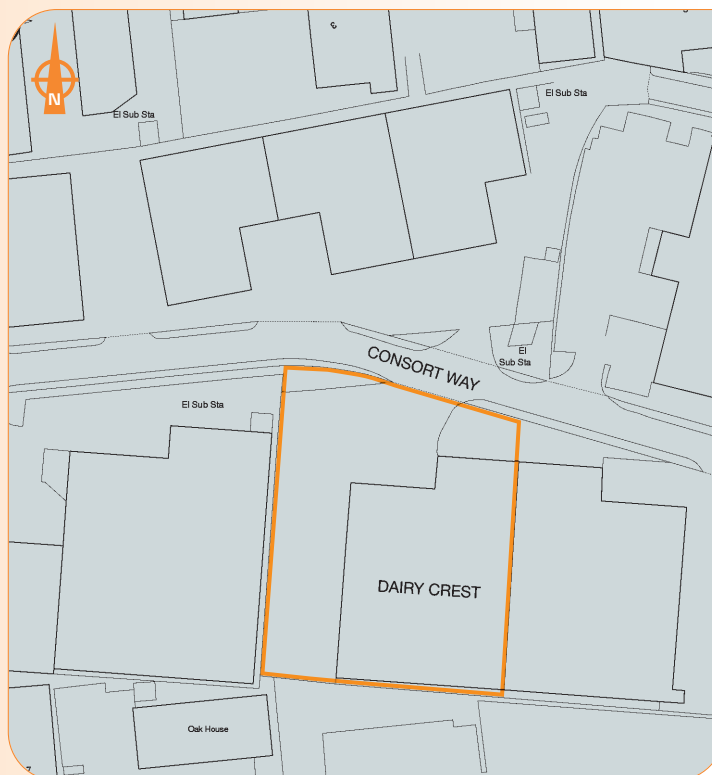
Rent
£135,000
per annum
exclusive

Freehold Industrial and Office Investment

- Let to Dairy Crest Limited on a new 10 year lease until 2025 (subject to option)
- Previously let at £11,000 p.a.x until June 2015
- Approximately 1,827.05 sq m (19,667 sq ft) with a site area of approximately 0.35 hectares (0.86 acres)

- Well located on established industrial estate
- Occupiers on the estate include Halfords, CarpetRight, Wickes, Travis Perkins, HPC and Howdens





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Location

Miles: 4 miles south of Haywards Heath
10 miles north of Brighton
40 miles south of Central London
Roads: A23, A27, A272, M23 (Junction 11)
Rail: Burgess Hill Railway Station
Air: London Gatwick Airport

Situation

Burgess Hill is an affluent commuter town situated 10 miles north of Brighton and 40 miles south of Central London. The property is prominently situated in Burgess Hill's principal industrial area 3/4 miles from the town centre on the south side of Consort Way. Occupiers on the estate include Halfords, CarpetRight, Wickes, Travis Perkins, HPC and Howdens.

Description

The property, a semi-detached industrial building comprises warehouse accommodation to the rear with two storey office accommodation to the front and a service yard. The warehouse benefits from an approximate eaves height of 5.49 metres (18 ft) and two roller shutter doors. The property has an approximate site area of 0.35 hectares (0.86 acres) with an approximate site coverage of 52%.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Warehouse	1,568.43 sq m (16,883 sq ft)	DAIRY CREST LIMITED (1)	10 years from 12/08/2015 until 11/08/2025 (2)	£135,000	12/08/2020
	Office	129.31 sq m (1,392 sq ft)				
First	Office	129.31 sq m (1,392 sq ft)				
Totals		1,827.05 sq m (19,667 sq ft)			£135,000	

(1) For the year ending 31/03/2015, Dairy Crest Limited reported a turnover of £1,247,300,000, pre-tax profits of £46,300,000 and a total net worth of £176,500,000. (Source: Experian Group 09/11/2015)
(2) The lease provides for a tenant option to determine on 12th August 2022.

For further details please contact:

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