



BUSINESS PARK / INDUSTRIAL / LEISURE / LIGHT INDUSTRIAL / OFFICE / RETAIL - WAREHOUSE / WAREHOUSE  
TO LET / FOR SALE

## UNIT 23, BOLNEY INDUSTRIAL PARK

Unit 23, Bolney Grange Industrial Park, Haywards Heath, RH17 5PB

A semi-detached warehouse space, situated just  
off the A23 to let/ may sell.

3,829 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

Available Size	3,829 sq ft
Rent	£42,000.00 per annum
Price	Offers in excess of £550,000.00
Rates Payable	£12,724.50 per annum
Rateable Value	£25,500
Service Charge	£800 per annum Service charge will be subject to VAT at the prevailing rate. For the upkeep of the front security gate and common parts.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (46)

## Accommodation

The accommodation comprises the following areas:

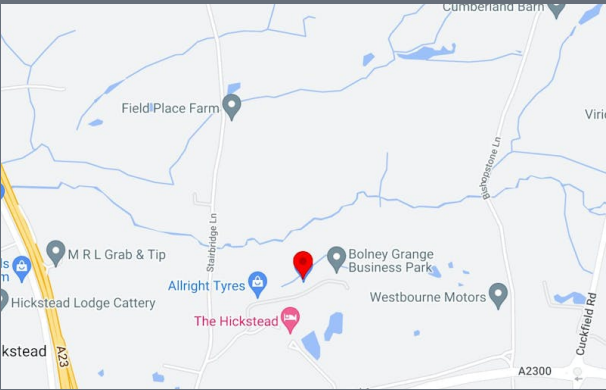
Name	sq ft	sq m
Ground - Ground Floor Warehouse	2,800	260.13
1st - First Floor Offices	429	39.86
Mezzanine - Mezzanine Office	600	55.74
Total	3,829	355.73

## Description

A semi-detached brick and steel factory/warehouse space with offices and amenities.

## Location

Situated in the Bolney Industrial Park, on the A2300, approximately 400m from the A23 main arterial route between London and Brighton.



## Get in touch

James Hawley

01273 672999 | 07935 901 877  
james@eightfold.agency

Max Pollock

01273 672999 | 07764 794936  
max@eightfold.agency

### Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 16/05/2024





# Energy performance certificate (EPC)

Unit 23  
Bolney Grange Industrial Park  
Bolney  
HAYWARDS HEATH  
RH17 5PB

Energy rating

**B**

Valid until:

**28 February 2034**

Certificate  
number:

**5617-9359-4436-1041-  
9287**

Property type

Offices and Workshop Businesses

Total floor area

455 square metres

## Rules on letting this property

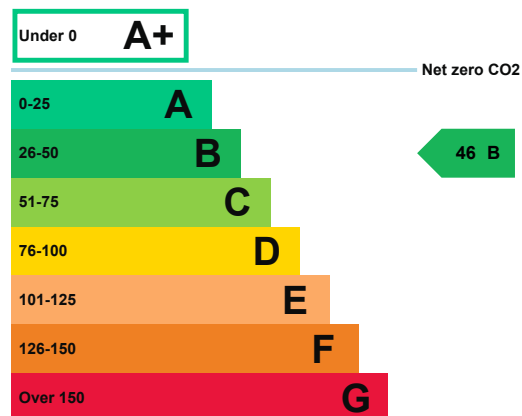
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



# How this property compares to others

Properties similar to this one could have ratings:

If newly built	4 A
If typical of the existing stock	17 A

## Breakdown of this property’s energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	7.19
Primary energy use (kWh/m2 per year)	77

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1353-9757-9049-0699-4393\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	John Hale
Telephone	07918 108 060
Email	<a href="mailto:john@freshepc.com">john@freshepc.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019622
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	John Hale
Employer address	17 Hormare Crescent, Storrington, Pulborough, West Sussex, RH20 4QT
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 February 2024
Date of certificate	1 March 2024

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