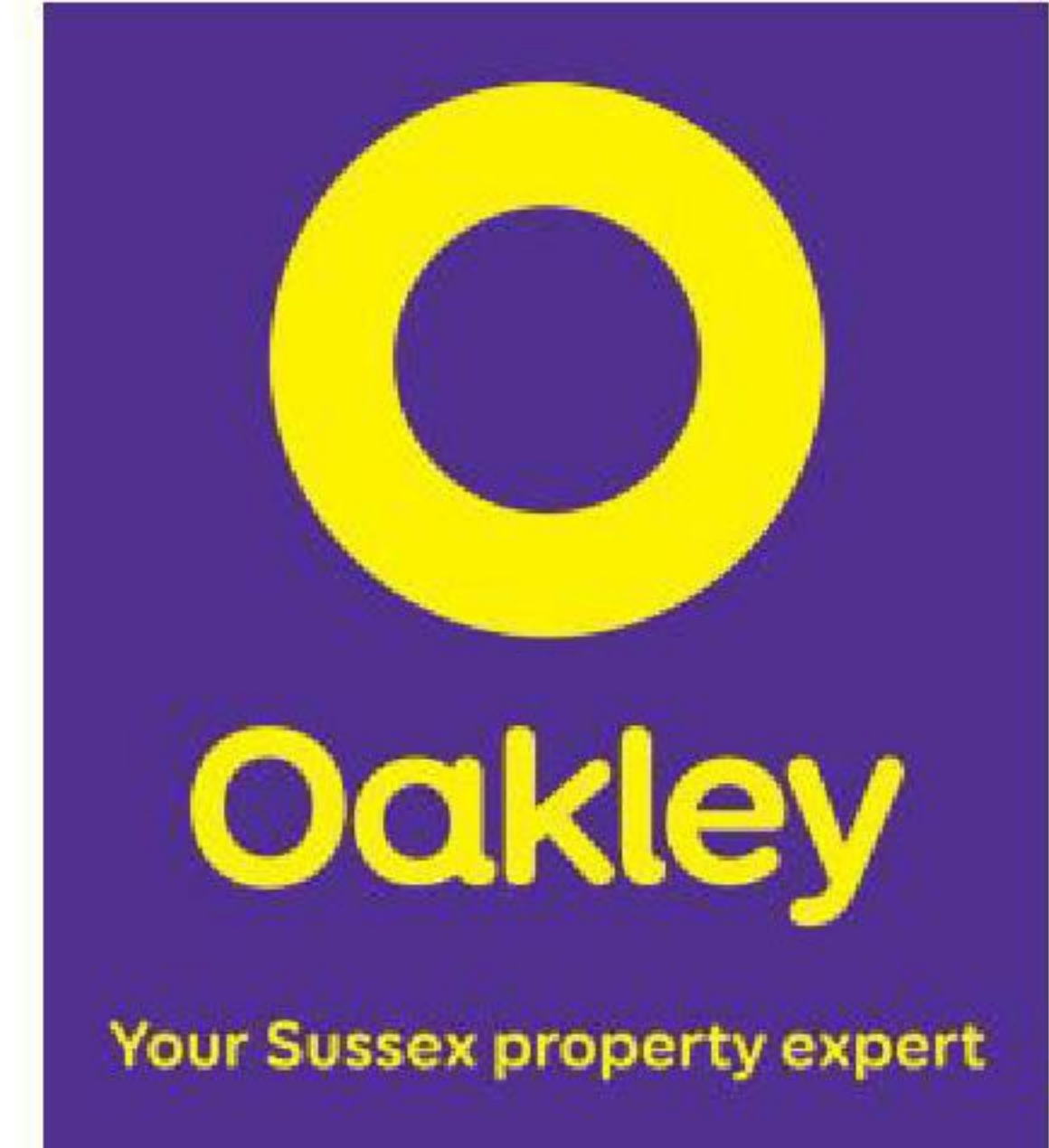




Marketing Statement
Units 1 & 2,
6 Crescent Way,
Burgess Hill,
RH15 8DX

Prepared for **Mr Paul Bentham**

Prepared by **James Hamblyn**



5/5/26

Our ref: JRH
Reply to: Head Office

PRIVATE & CONFIDENTIAL
Mr Paul Bentham
By Email

Dear Paul,

Re: Units 1 & 2, 6 Crescent Way, Burgess Hill, RH15 8DX

Firstly, thank you for instructing Oakley to assist in this matter. As you are aware, as a business we have been operating in the Sussex Commercial and Development market for over 30 years. I am an Associate Director and Head of Commercial Agency with over sixteen years' experience across the Sussex commercial market.

As the site is well known to you, I will only briefly comment that the site is located in Burgess Hill which is located close to the border between East and West Sussex, 10 miles north of Brighton and 13 miles west of Uckfield. The property is a new build mixed use development comprising of nine residential flats and two commercial units – unit one being ground floor only and unit two being split over ground and first.

I understand that the basis of this letter is to confirm the specific marketing of unit two and how the space has been unlettable. The property was made live to market in December 2022, where the property was marketed on our website, Zoopla, EGI, Loopnet, Co Star and third-party portals such as EACH, Proplis and Prime Location. The initial mail out was to over 400 parties registered with specific interest. In 2024 the rental price was reduced to the rent that is currently shown. At this point increased interest in both units was seen. Offers were received on unit one due to it being laid out on ground floor space only. This unit went into solicitors in early 2025 as a letting to a national brand.

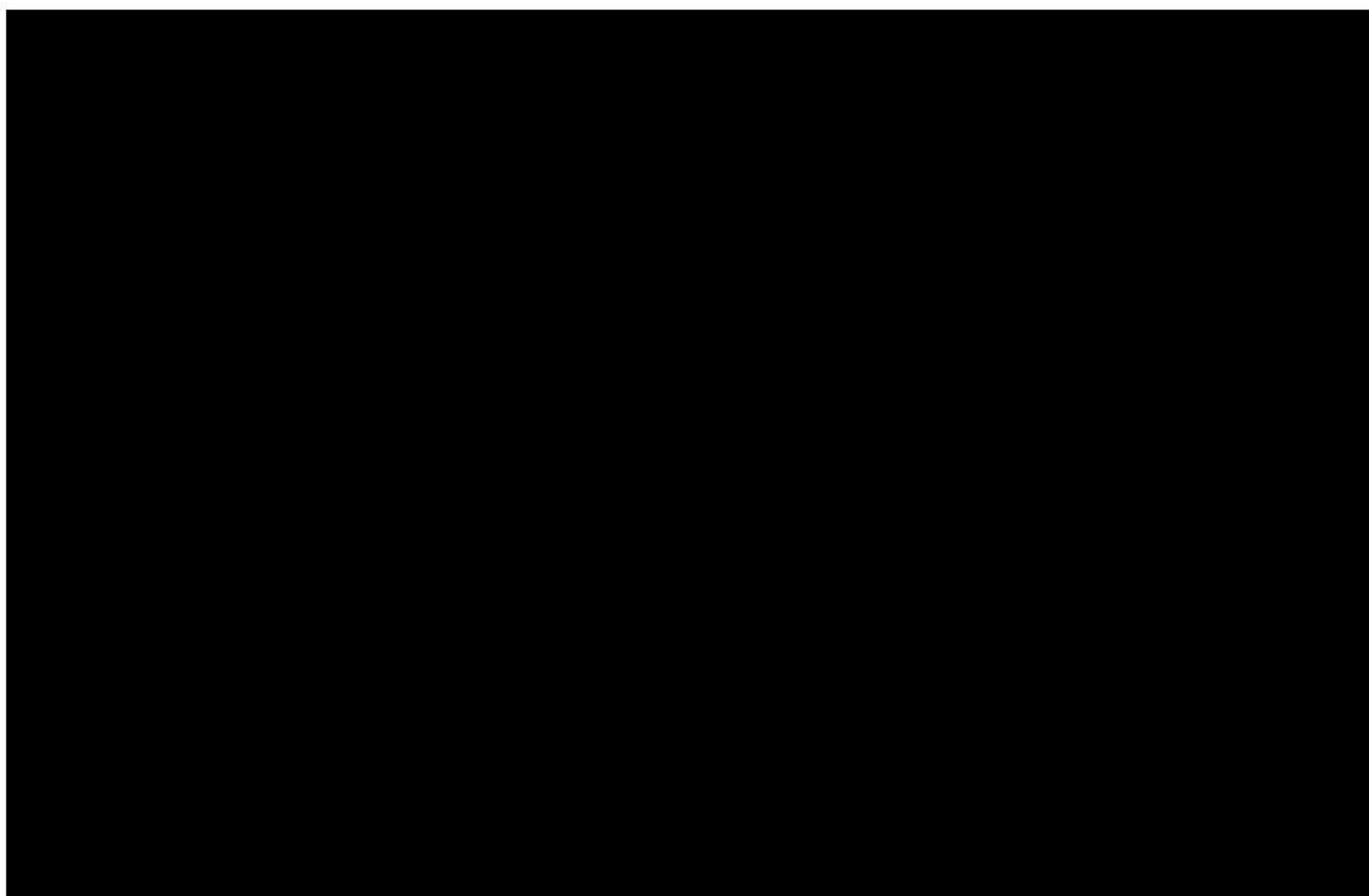
Unit two however was considerably behind in terms of interest. We received several offers on the unit but only on a basis that the landlord split the ground from the first floor. This was seen by three separate parties including a local retailer, reformer Pilates company and a café. They were not prepared to take on the first floor and therefore would not proceed. Unit two has benefitted from twenty-four viewings and no party has shown interest in leasing the two floors together with distinct feedback and offers detailing only in relation to the ground floor space. Unit two remain fully marketed as of the date of this letter.

The complete lack of interest in the property as two floors suggests that it is not fit for purpose as a commercial property on the first floor. A change of use to residential would seem to be the logical way of repurposing the first floor and fulfilling the demand that exists for modern homes.

I trust this is satisfactory and if you have any queries at all, please do contact me.

Kind regards.

Yours sincerely,



Your Sussex Property Expert

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