GRAVES SON & PILCHER

To Let



Town Centre Office Accommodation Close to Mainline Station To Let

First Floor South Suite, Rooms 1-3

Delmon House, 36-38 Church Road, Burgess Hill, RH15 9AE

Office

TO LET

532 sq ft

(49.42 sq m)

- Close to Burgess Hill Mainline Station
- Secure on-site car parking for 2 cars
- Town centre location
- Shared ameneties include w/c's, kitchenette & lift
- Rent inclusive of service charge and electricity
- Potential for Small Business Rates Relief (subject to re-rating & tenants status)

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Summary

Available Size	532 sq ft
Rent	£13,650 per annum inclusive of service charge and electricity
Business Rates	To be re-rated
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (65)







Description

The available suite is on the first floor with features including: perimeter trunking, carpeted floor, double glazing, brand new AC heating / cooling system installed in 2025. The office space has an open plan floor layout with 3 partitioned offices.

Carpeted flooring throughout and good natural light. Shared amenities include shared kitchen facilities, separate w/c's and lift. Secure on-site parking for 2 cars.

Rooms 1 – 3 are conjoined by internal doorways, all lockable and accessible from the main lobby area.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Office 1	151	14.03
Office 2	250	23.23
Office 3	131	12.17
Total	**532**	**49.43**

Location

The property is situated on Church Road, close to the prime shopping area of Church Walk, where all the usual chain retailers, banks, coffee houses and restaurant outlets can be found. Burgess Hill is well positioned geographically within West Sussex, benefitting from good road link connections to the A23/M23 and M25 via the A2330 link road. Burgess Hill Station, where there are regular services to London via Thameslink, is within a short walking distance.

Terms

The premises are available TO LET on a new lease with inclusive rent (service charge and electricity) and exclusive of business rates (if applicable) and VAT with terms to be agreed as per below.

Rooms 1 – 3 £13,650 ex VAT. Inclusive of service change and electricity.

The property is elected for VAT. Each party is to be responsible for their own legal fees. Potential for Small Business Rates Relief (subject to re-rating and tenants status).

Viewings

Viewing by appointment with joint agents Graves Son & Pilcher - 01273 321123 / Henry Adams - 01403 282519

Viewing & Further Information



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