GRAVES SON & PILCHER

To Let

Town Centre Office Accommodation Close to Mainline Station To Let

First Floor South Suite Rooms 5-6

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

Office

TO LET

919 sq ft

(85.38 sq m)

- Close to Burgess Hill Mainline Station
- Secure on-site car parking for 3 cars
- Town centre location
- Shared ameneties include w/c's, kitchenette & lift
- Potential for Small Business Rates Relief (subject to re-rating & tenants status)

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Summary

Available Size	919 sq ft
Rent	£14,000 per annum
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: shared kitchen facilities, 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 separate w/c's and lift. Secure on-site parking for 3 cars.

Rooms 5 – 6 presents an open plan south facing office and an interconnecting double doorway to a smaller room, both accessible from the main lobby area.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Rooms 5-6	919	85.38
Total	**919**	**85.38**

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 effective repairing and insuring lease by way of a service charge with terms to be agreed as per below.

Rooms 5 – 6 £14,000 pax.

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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