GRAVES SON & PILCHER

Lease Assignment



Town Centre Office Accommodation Close to Mainline Station To Let

Side Suite, First Floor

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

Office

TO LET

655 sq ft

(60.85 sq m)

- Air Conditioning Cooling & Heating
- 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
- Potential for Small Business Rates Relief (subject to tenants status)

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Summary

Available Size	655 sq ft
Passing Rent	£8,750 per annum
Rateable Value	£7,500
EPC Rating	Upon enquiry

Description

This first-floor office suite offers well presented accommodation. It comprises two private office spaces and a breakout area with its own kitchen and dining space, making it well suited to small to medium occupiers or

The suite has been recently refurbished and benefits from new carpeting throughout, double glazing and a new air conditioning system providing both heating and cooling, installed in 2025. High ceilings and good natural light create a bright and welcoming feel, with the main office benefitting from a triple aspect.

Shared amenities include separate w/c facilities and a lift, and there is allocated secure on-site parking for two cars.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Side Suite	655	60.85	Available
Total	**655**	**60.85**	

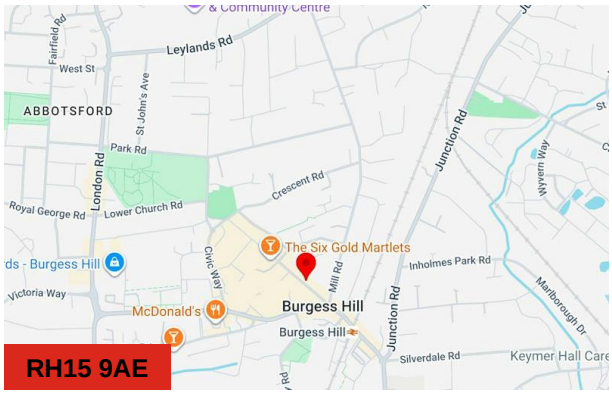
Location

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 property is available by way of an existing effective full repairing and insuring lease, from 24th June 2025 until 24th June 2031. Break clause on 24th June 2028. The current passing rent is £8,750 per annum exclusive paid quarterly, increasing to £9,250 per annum in 2028. Service charge details available on request. A full copy of the lease is available to serious applicants upon request.

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 tenants status).







Viewing & Further Information



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