



OFFICE TO LET

18A MARKET PLACE

1st Floor, Burgess Hill, RH15 9NP

OFFICE SPACE TO LET IN BURGESS HILL TOWN
CENTRE CLOSE TO STATION

576 SQ FT

Eightfold
property

Tel:01273 672 999
Website:www.eightfold.agency

Summary

Available Size	576 sq ft
Rent	£6,850 per annum Inclusive of service charge, exclusive of rates, Buildings Insurance, VAT & all other outgoings payable quarterly in advance.
Business Rates	For business rates information, please enquire with the local authority.
Service Charge	Rent is inclusive of service charge.
VAT	Applicable. VAT is payable on rent & service charge, whilst notional VAT will be payable on any rent deposit paid.
Legal Fees	Each party to bear their own costs
EPC Rating	E (102)

Description

Accessed via the shopping centre the space comprise an area that is predominately open plan with its own WC & kitchen facilities. The space has previously been used as an office & for meetings.

Location

The property is located on the 1st of the Market Place Shopping Centre In Burgess Hill. The property is close to Burgess Hill Train Station along with car parks & also local amenities & shops including Waitrose, Boots, Cafe Nero & WH Smith.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Office/Storage	576	53.51
Total	576	53.51

Terms

Available on a new effective full repairing & insuring lease for a term of 2 years which will be outside of the landlord & tenant act 1954 or alternatively our client may consider granting a licence agreement for a term of up to 364 days. A rent deposit of up to 6 months rent plus notional VAT may be required subject to status.



Get in touch

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Energy performance certificate (EPC)

UNIT 18A Market Place Shopping Centre The Martlets BURGESS HILL RH15 9NP	Energy rating E	Valid until: 5 February 2028
		Certificate number: 0131-0133-8259-9521-0206

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	62 square metres

Rules on letting this property

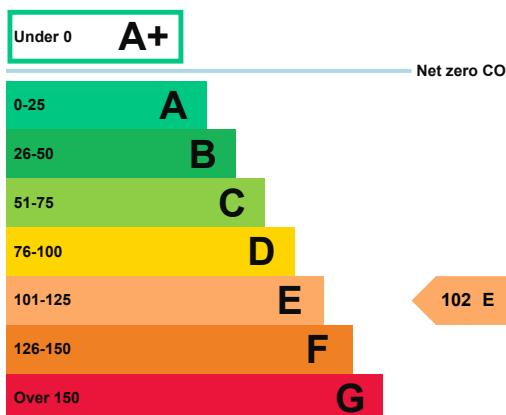
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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

35 B

If typical of the existing stock

102 E

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	75.67
Primary energy use (kWh/m ² per year)	448

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0210-3920-0453-8151-1290\)](#).

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	Steven McLean - C.Eng MSc
Telephone	01273 561585
Email	steve.mclean@led-ltd.co.uk

Contacting the accreditation scheme

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

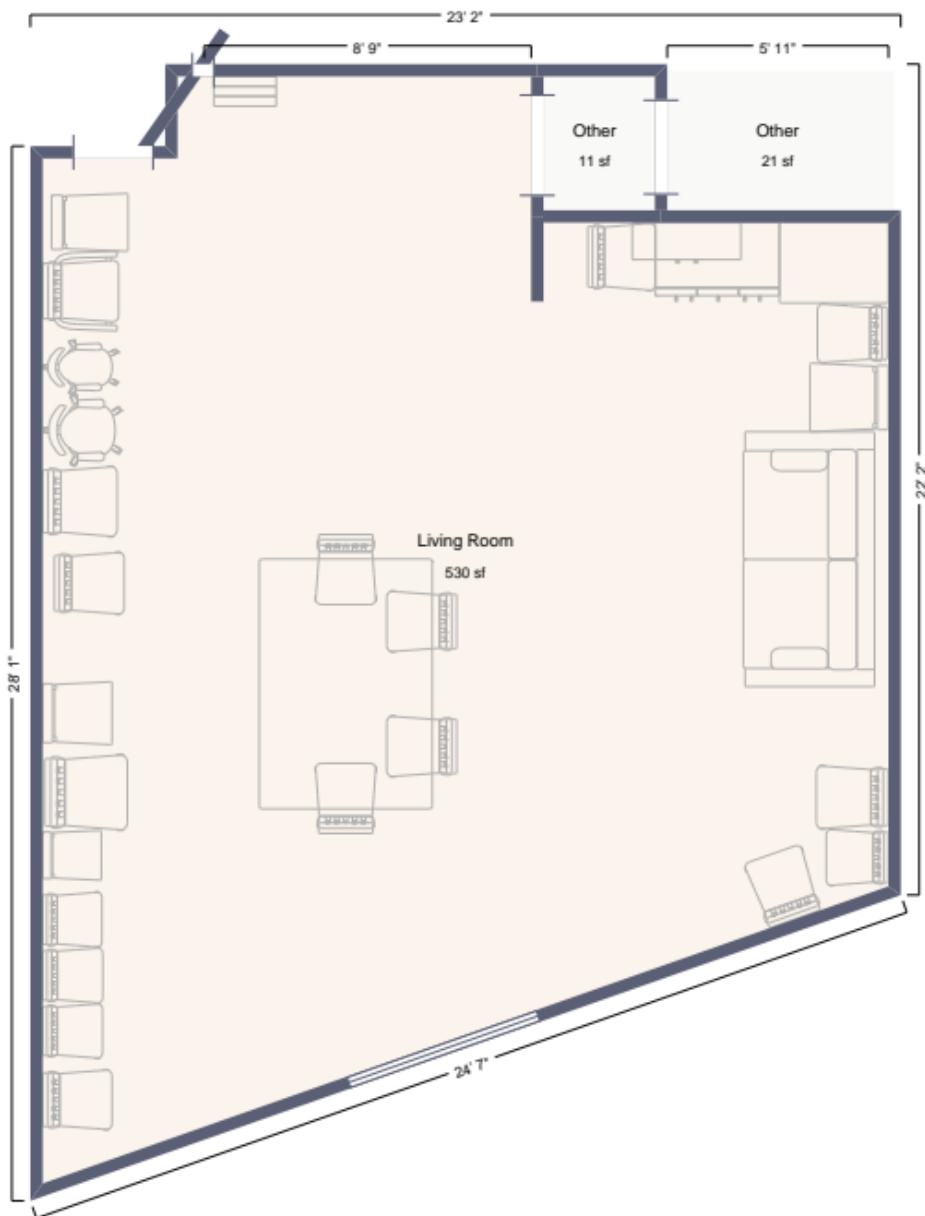
Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA900007
Telephone	020 8772 3649
Email	epc@cibsecertification.org

About this assessment

Employer	Malcolm Hollis
Employer address	40 Queen Square, Bristol, BS1 4QP
Assessor's declaration	The assessor is employed by the organisation dealing with the property transaction.
Date of assessment	29 September 2017
Date of certificate	6 February 2018

Floorplan

Approximately 601 sf total



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