



Class E Office Premises in High Street Location

First Floor South Suite
Delmon House, 36-38 Church Road,
Burgess Hill, RH15 9AE

Office

TO LET

2,114 sq ft
(196.40 sq m)

- Located in a prime position close to Burgess Hill Mainline
- Town centre location
- Flexible Class E premises
- Natural light & high ceilings
- Secure on-site car parking for 6 cars

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Summary

Available Size	2,114 sq ft
Rent	£31,000 per annum
Rateable Value	£22,750
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: kitchen facilities, carpeted floor, double glazing, brand new AC heating/cooling system. The office space provides a large entry way with 6 offices branching off and providing some interlinked office spaces. It presents well with high ceilings and lots of natural light. Shared amenities include separate w/c's and lift. Secure on site parking for 6 cars.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
First Floor South Suite	2,114	196.40
Total	2,114	196.40

Location

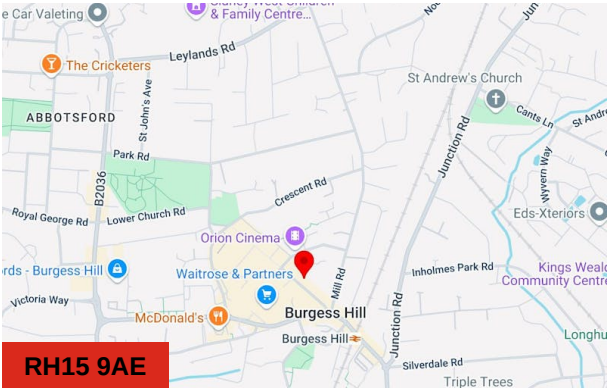
The property is situated on Church Road, close to the prime shopping area of Church Walk, where all the usual chain retailers, banks, coffee houses and restaurant outlets can be found. Burgess Hill well position geographically within West Sussex, benefitting from good road link connections to the A23/M23 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 with terms to be agreed at £31,000 pax. The property is elected for VAT. Each party is to be responsible for their own legal fees.

Viewings

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



Viewing & Further Information



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