



## Unit 9, Stairbridge Court

Stairbridge Lane, Bolney, RH17 5PA

### To Let: Modern Self-Contained Office Suite - Mid Sussex

**1,048 sq ft**  
(97.36 sq m)

- Modern office accommodation
- Two dedicated car parking spaces
- Available for immediate occupation
- Excellent access to A23, A2300 and wider Mid Sussex transport links
- Reduced rental level

# Unit 9, Stairbridge Court, Stairbridge Lane, Bolney, RH17 5PA

## Summary

Available Size	1,048 sq ft
Rent	£21,000 per annum inclusive of building insurance, service charges and broadband/Wi-F.
Business Rates	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Description

A rare opportunity to occupy high-quality office accommodation within the established Bolney Grange Business Park. Conveniently located just off the A2300 link road, the premises provide excellent access to Burgess Hill, Brighton, Crawley and the wider A23/M23 corridor.

The available space offers bright, open-plan floors finished to a contemporary specification, complemented by modern facilities and two dedicated car parking spaces directly to the front of the building.

Available for immediate occupation on a flexible lease terms, this property is ideally suited to occupiers seeking a professional and well-connected base in Mid Sussex.

## Location

Bolney Grange Business Park is an established and well-connected business estate situated in Mid Sussex, immediately off the A2300 link road between Burgess Hill and the A23. The location provides excellent transport links, with swift access southbound to Brighton (approximately 12 miles) and northbound to Crawley (11 miles), Gatwick Airport (16 miles) and the M23/M25 motorway network.

Stairbridge Court adjoins the main business park and is accessed via Stairbridge Lane. The development comprises a terrace of modern self-contained office buildings arranged around a central courtyard with dedicated on-site parking. The property benefits from a strategic position close to Burgess Hill and Haywards Heath, both of which offer a wide range of retail, leisure and mainline rail services.

## Accommodation

Self contained unit over the following three floors:

Floor/Unit	sq ft	sq m
Ground	377	35.02
1st	428	39.76
2nd	243	22.58
<b>Total</b>	<b>1,048</b>	<b>97.36</b>

## Specification

- . Traditional masonry construction with red brick walls beneath a grey concrete tiled roof
- . UPVC soffit and rainwater goods
- . Full-height feature double-glazed windows to ground and first floors
- . Air-conditioning to all floors
- . Plastered walls and ceilings with painted finish, complemented by modern wooden vinyl flooring and carpeted stairs
- . Open-plan modern grey kitchen with boiler tap
- . WC and shower facilities
- . Media cupboard and additional storage beneath the staircase
- . Energy-saving LED downlights and modern-style internal joinery
- . Fully integrated fire detection system with emergency lighting
- . CCTV system to parking areas, video entry system and security alarm system

## Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

## Terms

Available on a Full Repairing and Insuring (FRI) lease, by way of a service charge, with terms to be negotiated.

£21,000 per annum, inclusive of building insurance, service charges, and broadband/Wi-Fi. The tenant will be responsible for electricity and water bills.

## Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to



## Viewing & Further Information



**Oliver Graves**

01273 701070 | 07435 099764

oli@gravesjenkins.com

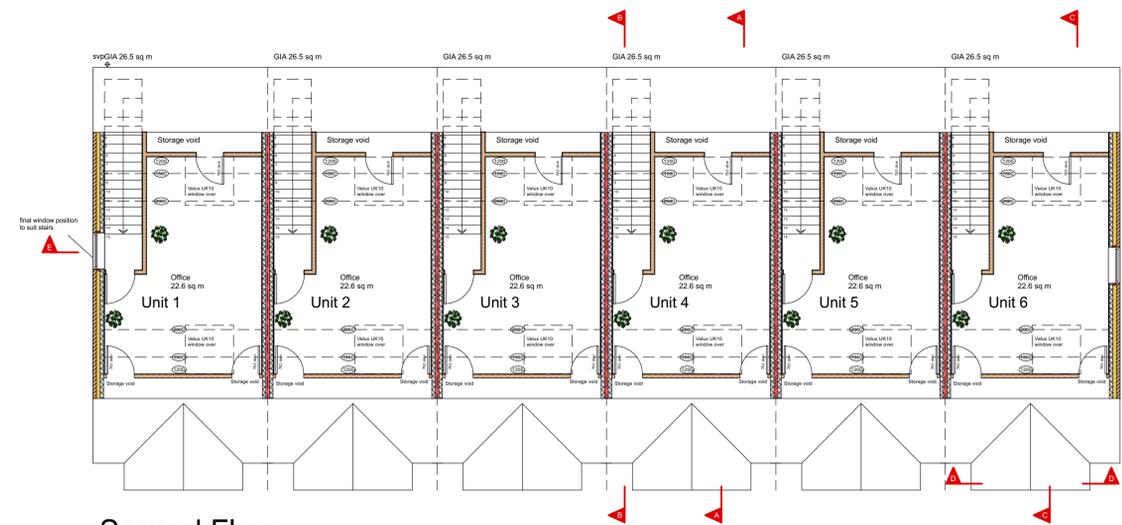
provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.







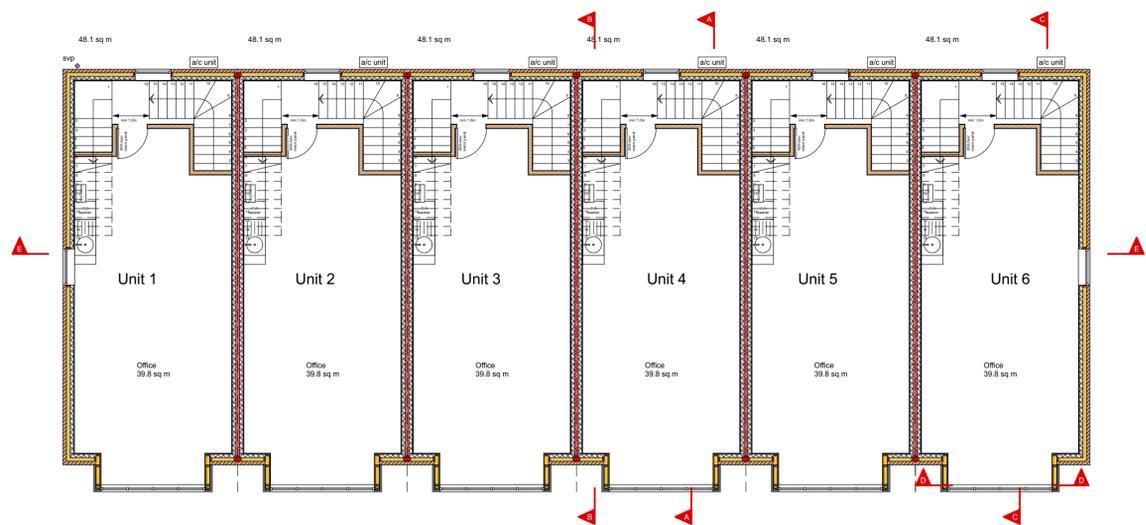


Second Floor



East Elevation (Front)

- Materials**
- Walls  
Facing Brick & Cladding
  - Roof  
Interlocking grey concrete tiles  
Mannock Rathmore, Slate Grey
  - Windows  
uPVC (Anthracite)
  - Entrance door/window  
Aluminium (Anthracite)
  - Soffit and rainwater goods  
uPVC (RAL 7016)



First Floor



West Elevation (Rear)



South Elevation (Side)



North Elevation (Side)

- Revisions**
- 09/12/2021 First issue
  - A 20/04/2021 Ground floor layout
  - B 08/12/2021 Second floor added



CKA Architectural Limited  
36 Church Street, Eastbourne, BN21 1HS  
www.ckaa.co.uk 01323 729516

Client  
**Abode Homes**

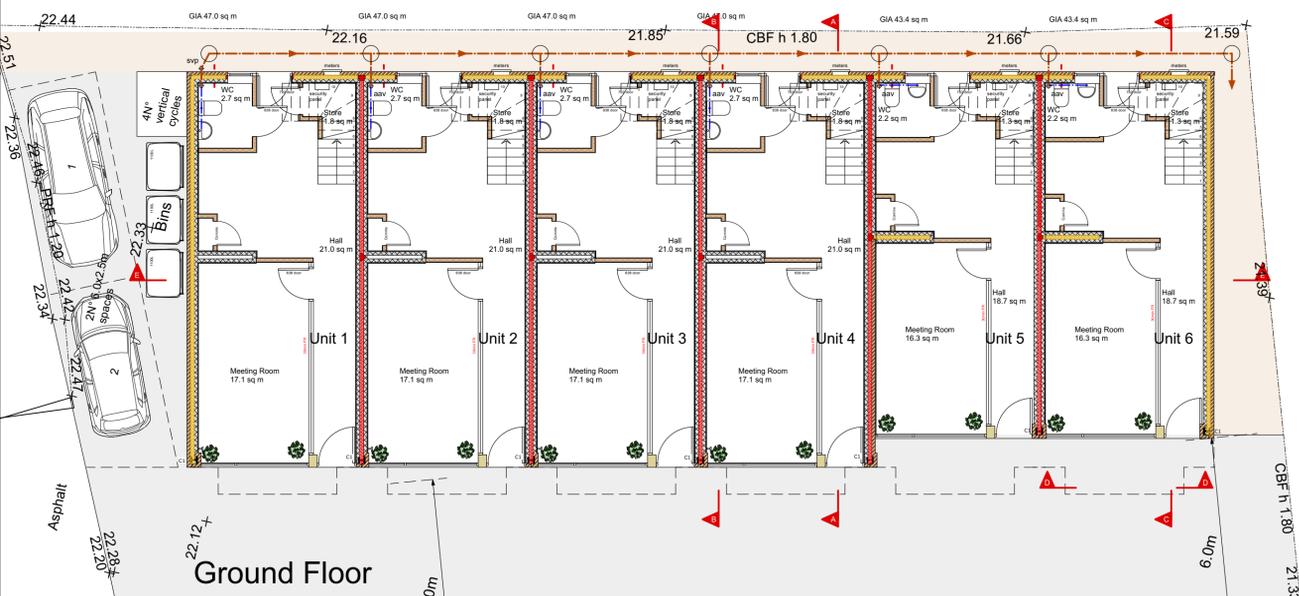
Project address  
**4 Stairbridge Court,  
Bolney Grange Business Park  
Bolney, West Sussex RH17 5PA**

Project description  
**New offices**

Drawing title  
**Proposed Plans and Elevations**

Scale **1:100 @ A1**

Job N° **3106** Drawing N° **34** Revision **B**



Ground Floor



# Proposed Plans and Elevations

## Materials



Walls  
Facing Brick  
Clumber Red Mixture



Roof  
Interlocking grey concrete tiles  
Mannock Rathmore, Slate Grey

