



Burgh Hill Road

Golden Cross, BN27 4AN

To Let – Former Consulting Office, A22 Golden Cross

441 sq ft
(40.97 sq m)

- Conveniently and prominently located on the main A22
- Layby parking directly opposite
- Opposite BP garage and Londis store
- Suitable as an Office or Consulting space

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Summary

Available Size	441 sq ft
Rent	£900 per month
Rateable Value	£7,100 Current rateable value (1 April 2023 to present)
Car Parking	Lay-by parking is available immediately to the front with direct access to main A22
EPC Rating	B

Description

Oldfield Smith are delighted to bring to market this prominently located former consulting office, positioned directly on the busy A22 at Golden Cross — opposite a BP fuel station and Londis convenience store, ensuring strong visibility and passing trade.

The property provides approximately 41.1 sq m (441 sq ft) of well-arranged internal space, split across two main areas. It benefits from a large display frontage, good natural light, ceiling-mounted lighting.

With its high-profile roadside location and flexible layout, the premises are ideally suited to a variety of commercial uses — including office, or consulting space — subject to the necessary consents.

Location

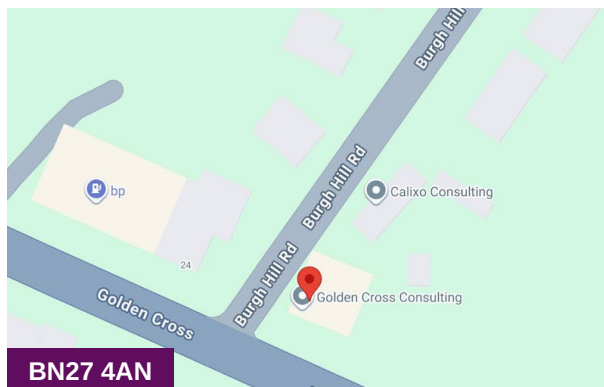
The premises occupy an extremely prominent roadside position fronting the main A22 London to Eastbourne Road at Golden Cross, East Sussex.

Located directly opposite a BP fuel station and Londis convenience store, the site benefits from excellent visibility and passing traffic.

Accommodation

The accommodation comprises the following areas:

Name	sq ft
Ground - Reception/Waiting	209
Ground - Consulting Room	232
Total	441



Viewing & Further Information



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