



2nd FLOOR, JUBILEE HOUSE, 56-58 CYPRUS ROAD, BURGESS HILL, WEST SUSSEX, RH15 9AS

- **MODERN SECOND FLOOR OFFICE SUITE TO LET**
- **PROMINENT TOWN CENTRE POSITION**
- **917 SQ FT (85.25 SQ M) – POTENTIAL TO EXPAND TO 1,200 SQ FT DEPENDING ON TENANT REQUIREMENT**

Colyer Commercial
CONSULTANT SURVEYORS

Location

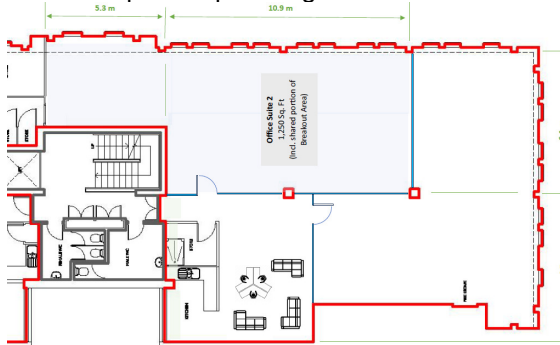
Located in Mid Sussex, Burgess Hill is approximately 11 miles north of Brighton, 3 miles south west of Haywards Heath and 17 miles to the south of Crawley and Gatwick Airport. Central London is approximately 43 miles to the north and the A23 is within 3 miles to the west, accessed via the A23.

The subject property is prominently situated at the junction of Church Walk and Cyprus Road within Burgess Hill's prime retail and professional area.

Description

Modern second floor open plan office suites accessed off Cyprus Road benefitting from the following amenities/features:

- Suspended ceiling with modern Cat II recessed lighting.
- New UPVC double glazing with Velux blinds
- Air Conditioning
- Gas fired central heating
- Fully carpeted
- WCs in common areas
- 6-person passenger lift



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ongoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

Floor areas

The office has the following approximate net internal floor area as follows:

Second Floor	Sq m	Sq ft
Suite 3 (Option 1)	85.25 m ²	917 Sq Ft
Suite 3 (Option 2)	111.48 m ²	1,200 Sq Ft

Business Rates - Small Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value:
To be re-assessed
UBR (2024/2025) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

Terms

Available to let on a full repairing and insuring lease for a term to be agreed.

Rent

The suite (Option 1) is available to rent at £12,838 per annum exclusive of rates (£14 per square foot).

Option 2 is available at £16,800 per annum (£14 per square foot).

Parking

Season Tickets may be obtained from Mid Sussex District Council for yearly parking passes. Please click on the link below for further information.
<https://www.midsussex.gov.uk/parking-travel/parking/>

Service Charge

A service charge will be payable to cover the required contribution towards the upkeep, maintenance and general running of Jubilee House, of which the suite forms part. Further information is available upon request.

VAT

VAT will NOT be chargeable on the rent.

EPC

The building has an EPC rating of C – 68. The EPC certificate is available upon request.



An example of another suite that was available on the 2nd floor.

STRICTLY BY APPOINTMENT WITH LETTING AGENTS

Tim Shepherd
01403333921
tshepherd@colyercommercial.co.uk

