



2nd FLOOR, 200 LONDON ROAD, BURGESS HILL, WEST SUSSEX, RH15 9RD

- **MODERN REFURBISHED SECOND FLOOR OFFICE SUITES TO LET**
- **PRIVATE ONSITE PARKING**
- **FROM 687 SQ FT (63.82 SQ M) - 1,790 SQ FT (166.29 SQ M)**

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 on London Road. For exact location use the What 3 Words link below: <https://what3words.com/term.posed.louder>

Description

Modern second floor open plan office suite accessed benefitting from the following amenities/features:

- New suspended ceiling with LED lighting.
- Gas fired central heating
- Newly carpeted
- Shared use of newly fitted kitchen.
- 4-person passenger lift (300 kg max)
- Parking for 10 vehicles and 3 visitor bays



Floor areas

The office comprises an open plan office suite but there is potential for it to be subdivided and would have the following approximate net internal floor area as follows:

Second Floor	Sq m	Sq ft
Option 1 :	166.29 m ²	1,790 Sq Ft
Option 2:		
Suite A	96.72 m ²	1,041 Sq Ft
Suite B	63.82 m ²	687 Sq Ft

Preference to let as one suite but subdivision will be seriously considered.

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. Small Business rates relief maybe applicable for eligible businesses.

Terms

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

Rent

The suite is available to rent at £30,000 per annum (£16.75 per square foot) exclusive of rates. If the suite is to be sub-divided then details of the rent on application.

Broadband

Secure broadband can be provided by the landlord with details on application.

Service Charge

A service charge will be payable to cover the required contribution towards the upkeep, maintenance and general running of the building, 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 been ordered and will be available once the offices have been completed.



Newly fitted kitchen



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing 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.

STRICTLY BY APPOINTMENT WITH LETTING AGENTS

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