



## **Town Centre Office To Let with 2 Parking Spaces**

**First Floor Front Office**  
28 Church Road, Burgess Hill, RH15 9AE

Office  
**TO LET**

**440 sq ft**  
(40.88 sq m)

- High Street location
- 2 parking spaces
- Bright south west facing office
- May be eligible for 100% Business Rates Relief

# First Floor Front Office, 28 Church Road, Burgess Hill, RH15 9AE

## Summary

Available Size	440 sq ft
Rent	£10,200 per annum
Business Rates	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

## Description

The office is situated on the first floor about commercial premises on Church Road, Burgess Hill, accessed from the rear. The open plan office is a south west facing room with large bay windows and carpeted floor area. There is a shared kitchenette & W/C facilities.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
1st Floor Open Plan Office	440	40.88
<b>Total</b>	<b>440</b>	<b>40.88</b>

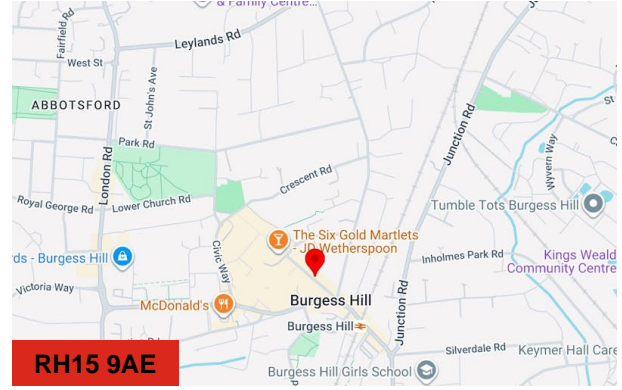
## Location

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 is well positioned 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 property is available for £850pcm (£10,200 pax) inclusive of utilities and outside maintenance and the maintenance of the common areas. The landlords will therefore pay the electricity bill and the insurance and service charge of the common ways. The tenant will be responsible for rates if applicable.

Each party is to be responsible for their own legal fees.



## Viewing & Further Information



**James Bryant**

01273 267245

jb@gsp.uk.com



**Erin Mann**

01273 321 123

em@gsp.uk.com