

2,114 SQ FT (196.39 SQ M)

TOWN CENTRE OFFICES WITH PARKING TO LET

LOCATED CLOSE TO BURGESS HILL STATION



MEDICAL USES AND OTHER USES WITHIN CLASS E INVITED

FIRST FLOOR, SOUTH SUITE, DELMON HOUSE

36-38 CHURCH ROAD

BURGESS HILL

WEST SUSSEX

RH15 9AE

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

The property is situated to the rear of 36-38 Church Road, the prime shopping area of Church Walk, where all the usual chain retailers, banks, coffee houses and restaurant outlets can be found located with a few hundred yards. Burgess Hill is well positioned geographically within West Sussex, benefiting from good road link connections to the A23/M23 and M25 (34 miles) via the A2330 link road. Burgess Hill Station, where there are regular services to London via Thameslink is within a short walking distance. A Google Street View of Church Road and its surroundings can be viewed through Google Maps by typing in the property's postcode RH15 9AE

DESCRIPTION

Delmon House is a three storey, multi-let office building with secure on-site parking. The available accommodation which is arranged over first floor offers a light and airy main office with perimeter side rooms and kitchen, extending to 2,114 sq ft (196.39 sq m). The premises will be available to occupy from June 2025.

PROPERTY FEATURES

- Excellent natural light
- 6x on-site car parking spaces
- Passenger lift
- Ladies & gents' toilets
- uPVC double glazing
- Comfort cooling
- Separate kitchen
- Cat II & LED lighting

RENT

£31,000 + VAT per annum exclusive, payable quarterly in-advance.

TERMS

The offices are available for rent upon a new effective full repairing and insuring lease for a term to be agreed. A rental deposit and references will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

SERVICE CHARGE

There is a service charge payable to cover lift servicing, external building repairs, electricity to common parts, maintenance to services including water, sewage and business rates within common areas, general refuse, security, parking and management fees. Further details upon application.

BUSINESS RATES (2026/2027 FINANCIAL YEAR)

The online advertised Rateable Value by GOV.UK is £28,500. The Uniform Business Rates multiplier for 2026/2027 is 43.2p in the £ making the Rates Payable £12,312. Interested parties are advised to contact Mid-Sussex District Council Rates Department on 01444 477 564 to verify the above or alternatively, this information is available on-line through GOV.UK www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed and graded a Band C (65) energy performance rating. A certificate can be made available by email on request or downloaded on-line from GOV.UK website portal.

VIEWING ARRANGEMENTS

By appointment through joint sole letting agents Henry Adams Commercial and Graves Son & Pitcher

CONTACTS

Henry Adams Commercial

Andrew Algar

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Graves Son & Pitcher

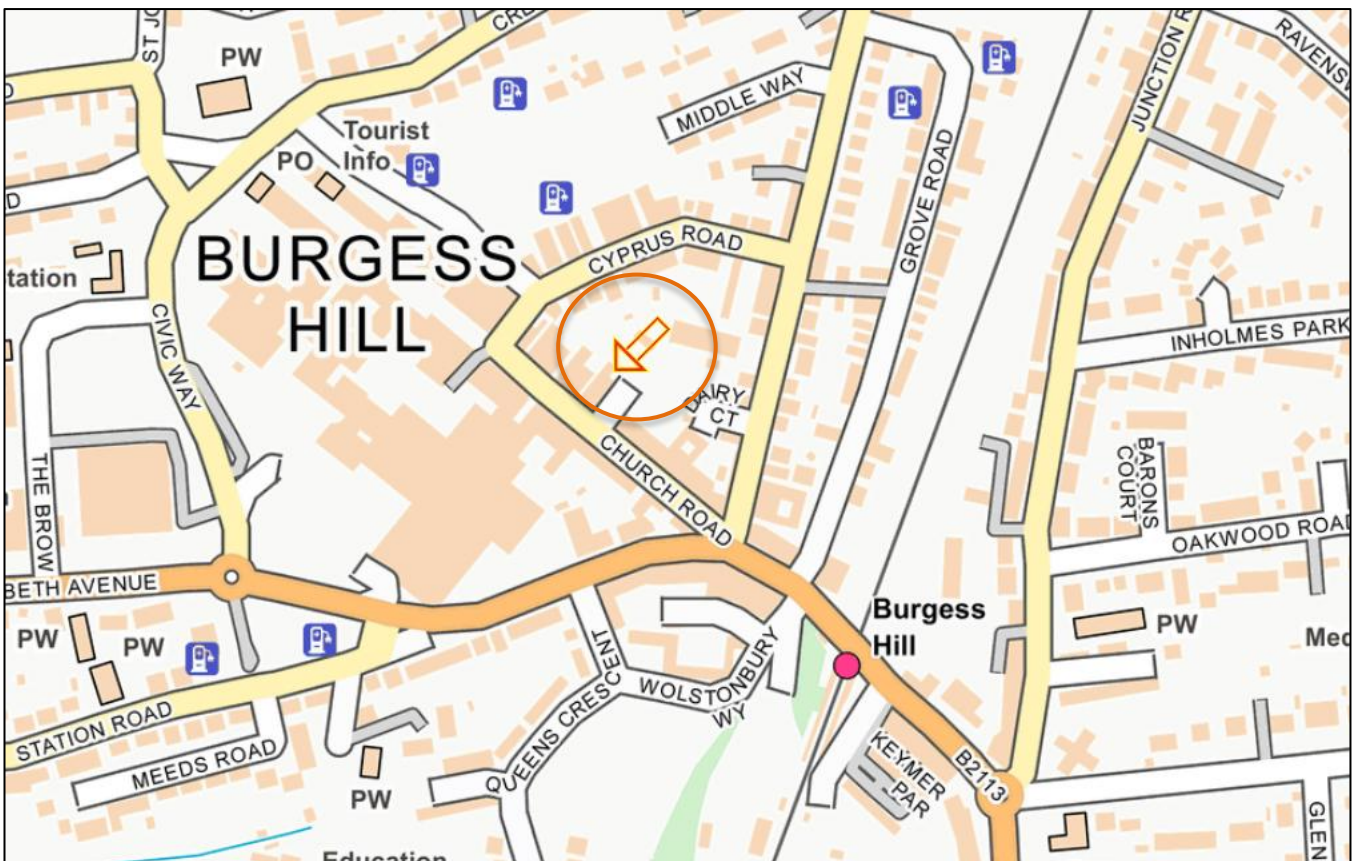
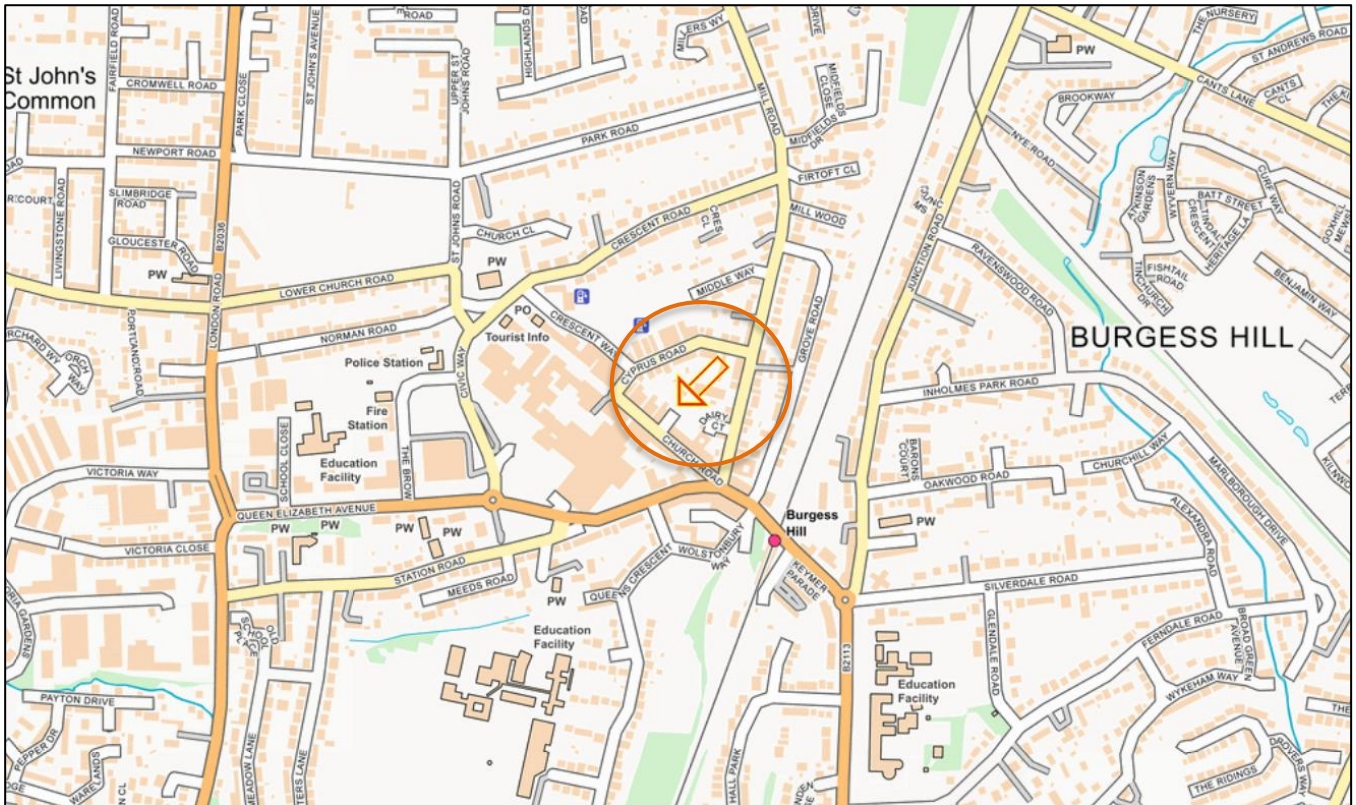
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LOCATION MAPS - NOT TO SCALE



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