



Jubilee House, 56-58 Cyprus Road, 2nd Floor, Burgess Hill, West Sussex, RH15 9AS

MODERN SECOND FLOOR OFFICE SUITES TO LET
PROMINENT TOWN CENTRE POSITION
917 - 2,426 SQ FT (85.19 - 225.38 SQ M)

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

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 suite accessed off Cyprus Road benefitting from the following amenities/features:

- WC's in common areas
- 6 person passenger lift
- Landlord to contribute to 4 parking spaces
- Suspended ceiling with modern Cat II recessed lighting.
- New UPVC double glazing with Velux blinds
- Air Conditioning
- Gas fired central heating
- Fully carpeted

Specification

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

The Landlord has said they would contribute towards the cost of 4 Mon-Fri Parking spaces subject to terms being agreed on a lease of the office.

Accommodation

	Sq Ft	Sq M
Suite 2	1,022	94.94
Suite 3	917	85.19
Kitchen & Communal Area	487	45.24
TOTAL	2,426	225.38

Terms

Available by way of a new lease on an effective full repairing and insuring basis by way of service charge for a term to be agreed. Half rent is available in year one provided a lease is taken for a minimum term of 3 years.

Rent

Suite 2 - £13,286 per annum
Suite 3 - £11,921 per annum
£13 per square foot.

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 (2026/2027) 43.2 p in £

Service Charge

A service charge will be applicable towards the upkeep and maintenance of Jubilee House. Further details are available on request.

VAT

VAT will NOT be chargeable on the rent

EPC Rating

The premises has a rating of C (63). EPC certificate available on request.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

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