

**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 (2025/2026 FINANCIAL YEAR)**

The current Rateable Value advertised by GOV.UK is £22,750. The Uniform Business Rates multiplier for 2025/2026 is 49.9p in the £ making the Rates Payable £11,352.25. 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](http://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

01403 282 519

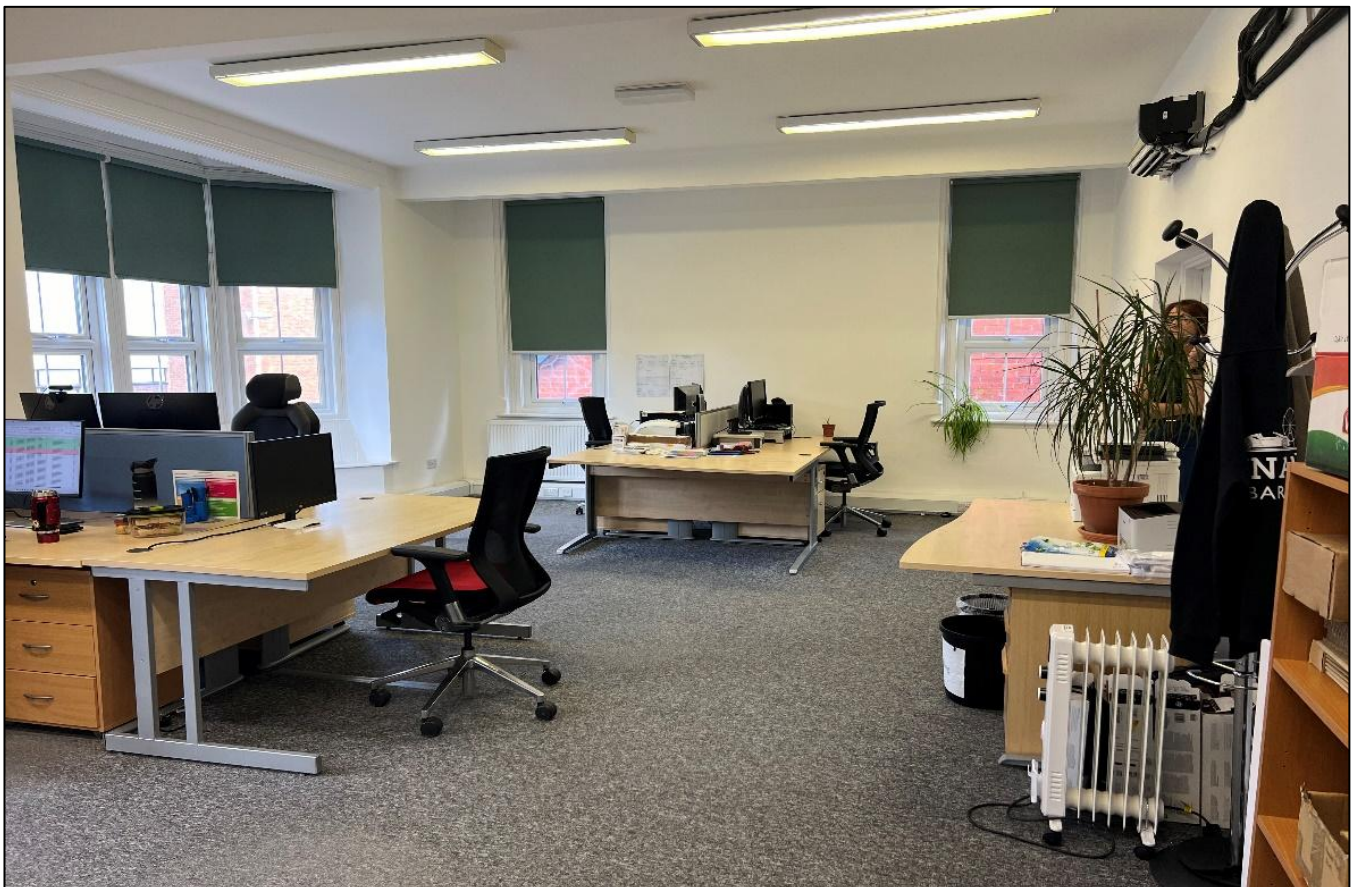
[andrew.algar@henryadams.co.uk](mailto:andrew.algar@henryadams.co.uk)

Graves Son & Pitcher

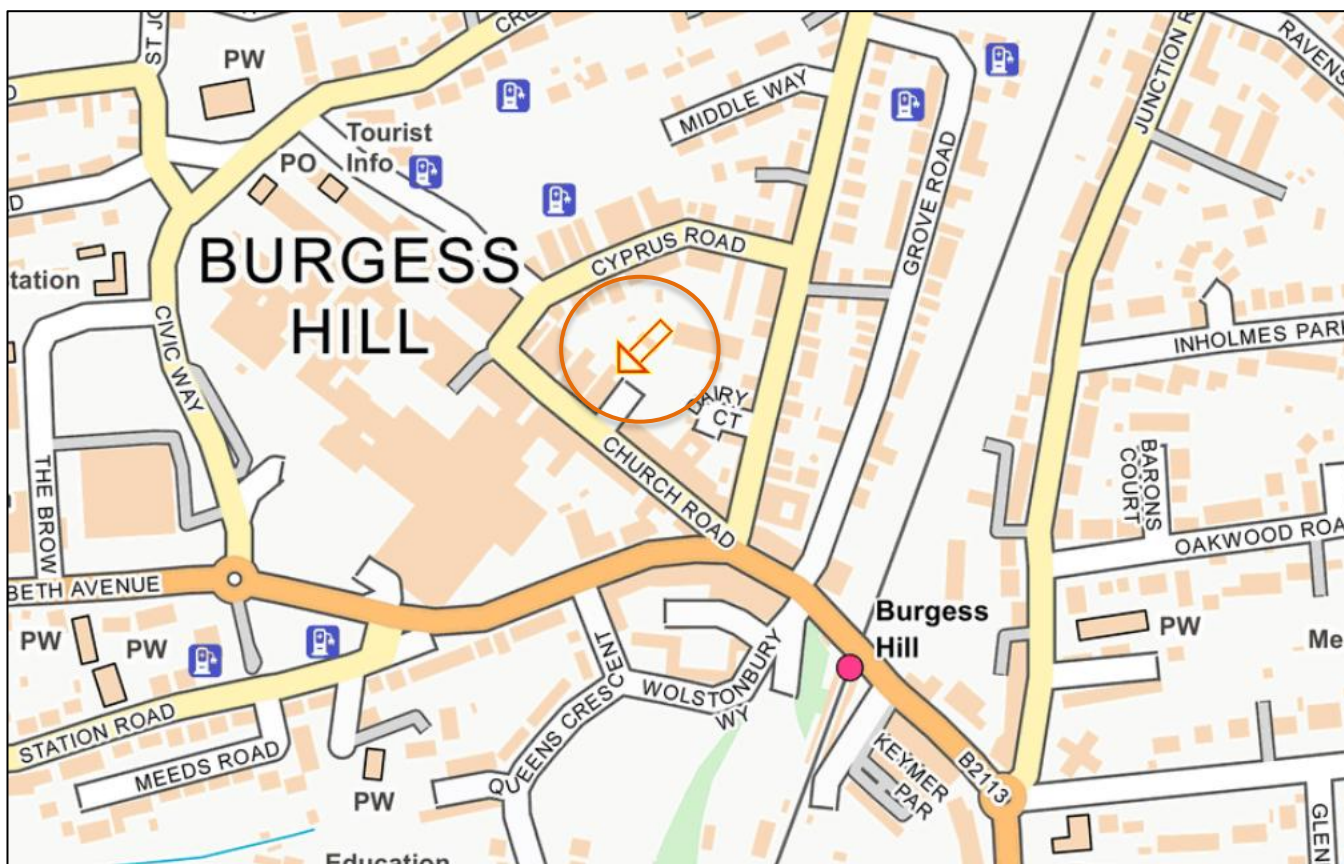
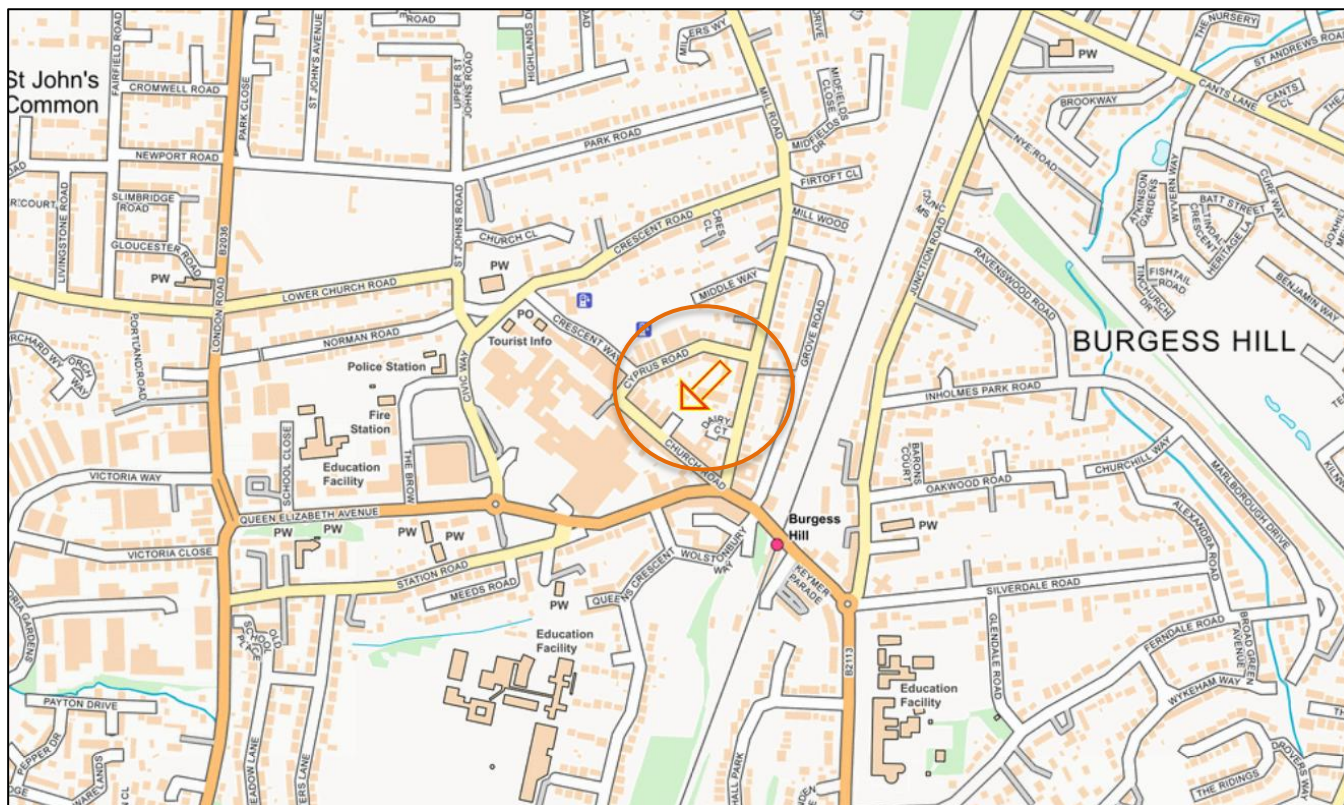
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## LOCATION MAPS - NOT TO SCALE



**Agent's Notice** – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Ltd nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.