

CD Clifford Dann

chartered surveyors and estate agents



Unit D Consort Way
Burgess Hill
West Sussex
RH15 9TJ

SURPLUS OFFICES TO LET

Albion House, Albion Street,
Lewes, East Sussex BN7 2NF
T 01273 407902
F 01273 487910
E commercial@clifforddann.co.uk



Commercial & Business Transfer Agents Valuers
Auctioneers Planning & Development Advisers Building Surveyors
Residential & Lettings Agents Property Management

Clifford Dann and the seller state: 1) These particulars are produced in good faith, are set out as a general guide and do not constitute part of a contract. 2) No person in the employment of, or consultant to Clifford Dann has the authority to make representation or warranty in relation to this property.

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LOCATION

Burgess Hill, 8 miles north of Brighton and 4 miles south of Haywards Heath, offers easy access by road or rail to London and the South Coast. Consort Way is located on the Victoria Industrial Estate, south of the town centre.

Burgess Hill has a population of approximately 30,000 and the town will be undergoing extensive regeneration.

DESCRIPTION

The available office space comprises ground and first floor and has been recently refurbished, including new carpets and motion sensor LED lighting. The first floor office has a built in kitchenette.

The offices can be let as a whole or two separate suites. Each suite is accessed from the communal hall and stairwell each having separate entrances, as well as access to the WCs on the first floor.

ACCOMMODATION

Ground Floor	90.09 sq m (978 sq ft)
First Floor	98.07 sq m (1,055 sq ft)



RATES

Rateable Value: Ground Floor:	£5,916
First Floor:	£8,626
Whole:	£14,542

The Uniform Business Rate for the year 2018/2019 is 0.48p in the £. Interested parties should make their own enquiries with the Local authority for verification.

LEGAL FEES

Each party to be responsible for their own legal fees.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned. Please contact for further details.

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VAT

We understand the property has not been elected for VAT.

TERMS

New lease for a term to be agreed.

Ground Floor	£11,000 per annum exclusive.
First Floor	£12,600 per annum exclusive.
Ground and First Floor	£19,500 per annum exclusive.

CAR PARKING

There is an allocation of four car parking spaces

VIEWING

For further information or to arrange an inspection please contact:

GILES MAUDE COMMERCIAL SURVEYOR

Direct line: 01273 407470

Email: gmaude@clifforddann.co.uk

Neither the Lessor nor the Agents gives or implies any warranty that the premises are fit for any particular use or that they comply with any relevant regulation or statutory requirement. The agents have not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. The tenant is advised to obtain verification from their Solicitor or Surveyor before proceeding.

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