

# TOWN CENTRE OFFICE ACCOMMODATION

1,948 ft<sup>2</sup> / 181 m<sup>2</sup> + secure onsite parking

# TO LET



**2ND FLOOR SOUTH, DELMON HOUSE**

**CHURCH ROAD, BURGESS HILL RH15 9AE**



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**GRAVES  
SON &  
PILCHER**

01273 321 123

INCORPORATING

**CD Clifford Dann**

## Location

The property is situated to the rear of Lloyds TSB Bank in 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, 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.

## Accommodation

Delmon House is a three storey, multi-let office building with secure on-site parking. The building benefits from a passenger lift and WC facilities on each floor.

The available suite is on the second floor with features including: kitchen facilities, perimeter trunking with Cat 5 cabling, carpeted floor covering, gas central heating and recently installed double glazed windows. There are seven car parking spaces included with this suite.

Second Floor Office Suite	1,948 ft <sup>2</sup>	181 m <sup>2</sup>
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## Terms

The suite is available to let on a new lease for a term to be agreed at a rental of **£28,900 per annum + VAT**, exclusive. There is a service charge payable to cover all electricity and gas usage, lift servicing, external building repairs, maintenance to services including water, sewage and business rates within common areas, general refuse, security, parking and management fees.

Each party to be responsible for their own legal expenses.

**Rateable Value** £18,500

**EPC Ratings** C

Viewing by appointment with joint agents **Graves Son & Pilcher - 01273 321123 / Henry Adams - 01403 282519**

All measurements are approximate



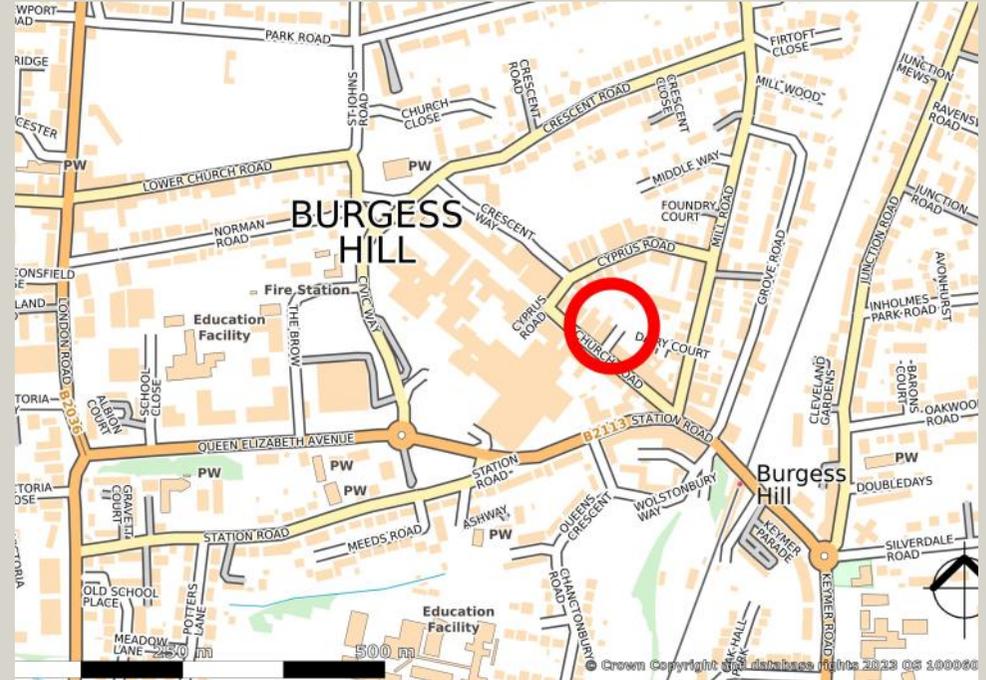
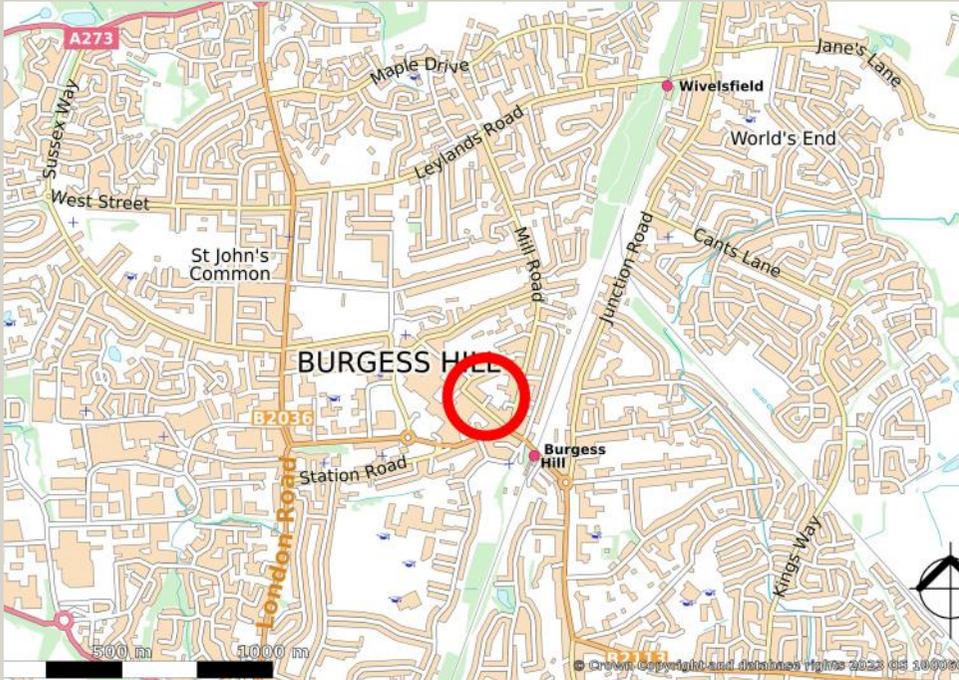
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