



GROUND FLOOR, MAPLE HOUSE, 192-198 LONDON ROAD, BURGESS HILL, RH15 9RD

- **GROUND FLOOR OFFICE SUITE**
- **1,392 SQ FT (129.32 m²)**
- **AMPLE PARKING**

Colyer Commercial
CONSULTANT SURVEYORS

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Location

The property is situated on the corner of London Road and Lower Church Road. London Road is a main and busy thoroughfare in Burgess Hill. Burgess Hill train station is a 15 minute walk to the north, with good public transport links and easy access to the A23.

Description

The property comprises a two storey mixed use building located in a corner position. The available accommodation is arranged over the ground floor with ample parking to the rear.

The suite benefits from the following amenities

- Mix of carpet & laminate wood flooring
- Fluorescent lighting
- Exclusive kitchen and seating area
- Suspended ceilings
- Self contained WC
- Phone entry system

Accommodation

The following office suite is available:

	Sq m	Sq ft
Ground Floor Office	129.32	1,392

Terms

The property is available to let by way of a new (effective) full repairing and insuring lease for a term to be agreed and at a rent of £18,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

VAT

We understand that VAT may be applicable to the above rent.

EPC

TBC

Legal Costs

Each party to bear their own legal costs.

Business Rates

Rateable value: TBC
UBR (2019/2020) 49.1 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH LETTING AGENTS

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