



**2<sup>nd</sup> FLOOR, JUBILEE HOUSE, 56-58 CYPRUS ROAD, BURGESS HILL, WEST SUSSEX, RH15 9AS**

- **MODERN SECOND FLOOR OFFICE SUITES TO LET**
- **PROMINENT TOWN CENTRE POSITION**
- **1,623 SQ FT (151 SQ M)**

**Colyer Commercial**  
CONSULTANT SURVEYORS

# 2<sup>nd</sup> FLOOR OFFICE SUITE, JUBILEE HOUSE, 56-58 CYPRUS ROAD, 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 suites accessed off Cyprus Road benefitting from the following amenities/features:

- Suspended ceiling with modern Cat II recessed lighting.
- New UPVC double glazing with Velux blinds
- Air Conditioning
- Gas fired central heating
- Fully carpeted
- WCs in common areas
- 6-person passenger lift

## Floor areas

The office has the following approximate net internal floor area as follows:

Second Floor	Sq m	Sq ft
North Suite (Existing)	151 m <sup>2</sup>	1,623 Sq Ft

Our clients may consider sub dividing the office into two suites of approximately 680 Sq Ft and 810 Sq Ft.

## Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value:  
North Suite £13,750  
UBR (2022/2023) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable.

## Terms

Available to let on a full repairing and insuring lease for a term to be agreed.

## Rent

The North Suite is available to rent at £16,230 per annum exclusive of rates (£10 per square foot).

For a letting of the individual suites please contact agent for quoting rent.

## Parking

Season Tickets may be obtained from Mid Sussex District Council for yearly parking passes. Please click on the link below for further information.

<https://www.midsussex.gov.uk/parking-travel/parking/>

## Service Charge

A service charge will be payable to cover the required contribution towards the upkeep, maintenance and general running of Jubilee House, of which the suite forms part. Further information is available upon request.

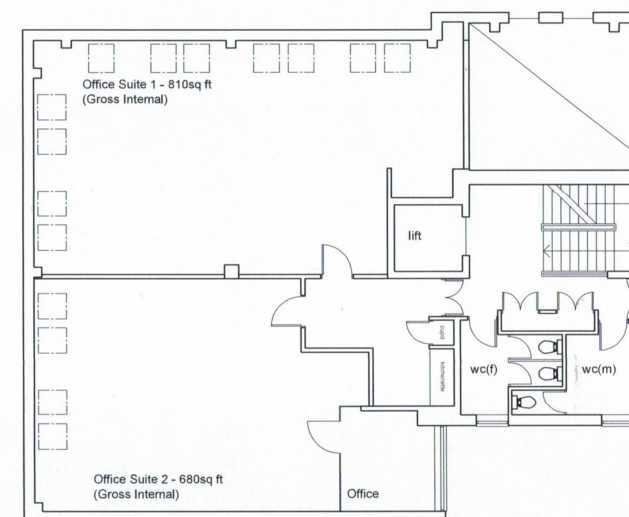
## VAT

VAT will NOT be chargeable on the rent.

## EPC

The building has an EPC rating of C – 68. The EPC certificate is available upon request.

## Proposed Floor Plan



North Suite  
Second Floor Plan

## Viewing

Through Landlords agents or Colyer Commercial 01403 275275 or Eightfold Property 01273 672999



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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