



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

- **HALF RENT FOR ONE YEAR - MODERN OFFICE SUITES TO LET**
- **PROMINENT TOWN CENTRE POSITION**
- **2,426 SQ FT (225 m<sup>2</sup>)**
- **LANDLORD TO CONTRIBUTE TOWARDS 4 PARKING SPACES**





Location

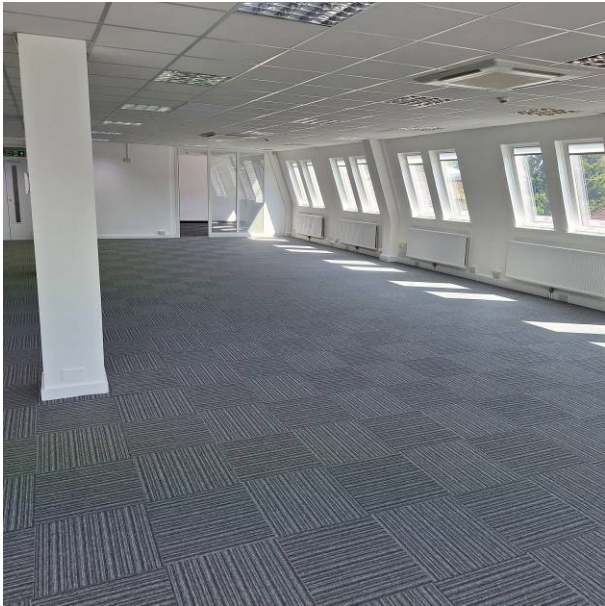
Located in Mid Sussex, Burgess Hill is approximately 11 miles north of Brighton, 3 miles south west of Haywards Heath and 17 miles to the south of Crawley and Gatwick Airport. Central London is approximately 43 miles to the north and the A23 is within 3 miles to the west, accessed via the A23.

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 suite 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 :

Second Floor	Sq m	Sq ft
South Suite	225 m <sup>2</sup>	2,426 Sq Ft

Business Rates - Small Business Rates

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

Rateable value: £22,750  
UBR (2024/2025) 49.9 p in £

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

Terms

Available by way of a new lease on an effective full repairing & insuring basis by way of service charge for a term for a term to be agreed. Half rent is available in year one provided a lease is taken for a minimum term of 3 years.

Rent

The suite is available to rent at £29,112 per annum exclusive of rates.



Parking

Parking is available in Cyprus Road, Car Park either on a daily basis or by way of annual or monthly season tickets. If a lease is taken at the asking rent the landlord would be prepared to discount the rent by a sum equal to 4 annual season tickets to the car park for parking Monday-Friday to enable the tenant to have parking.

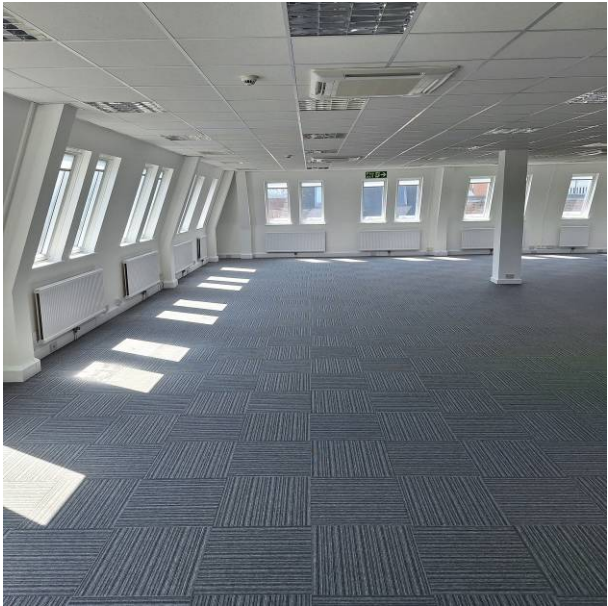
Season Tickets may be obtained from Mid Sussex District Council for yearly parking passes. Please click on the link below for further information.  
<https://www.midsussex.gov.uk/parking-travel/parking/>

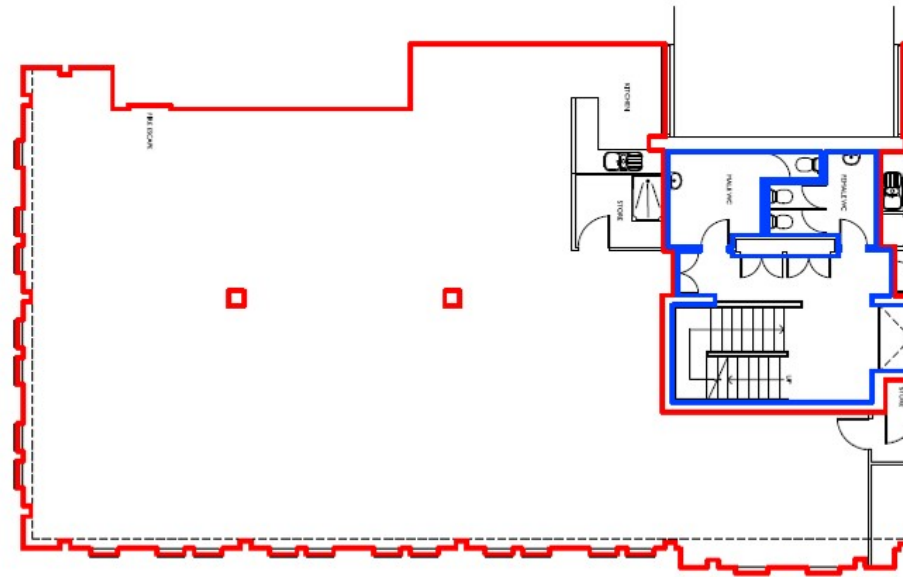
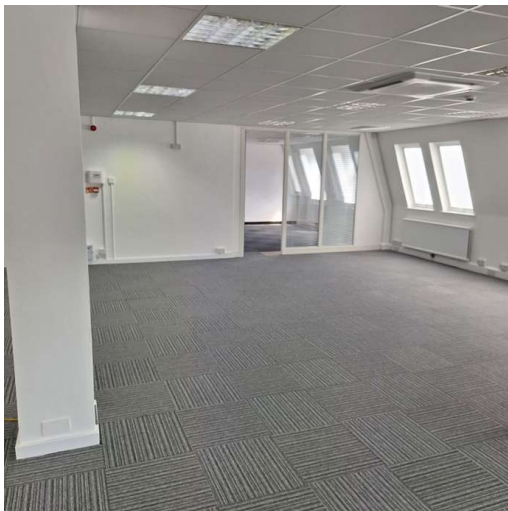
Service Charge

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.





NB. A more accurate floor plan available upon request.

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 JOINT LETTING AGENTS**

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or **MAX POLLOCK (Eightfold Property)**  
01273 672999  
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