



Jubilee House, 56-58 Cyprus Road, 2nd Floor, Burgess Hill, West Sussex, RH15 9AS

HALF RENT FOR ONE YEAR- MODERN SECOND FLOOR OFFICE SUITE TO LET
PROMINENT TOWN CENTRE POSITION
2,426 SQ FT (225.38 SQ M)

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JUBILEE HOUSE, 56-58 CYPRUS ROAD, 2ND FLOOR, 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 suite accessed off Cyprus Road benefitting from the following amenities/features:

- WC's in common areas
- 6 person passenger lift
- Landlord to contribute to 4 parking spaces
- Suspended ceiling with modern Cat II recessed lighting.
- New UPVC double glazing with Velux blinds
- Air Conditioning
- Gas fired central heating
- Fully carpeted

Specification

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/>

Accommodation

	Sq Ft	Sq M
South Suite	2,426	225.38
TOTAL	2,426	225.38

Terms

Available by way of a new lease on an effective full repairing and insuring basis by way of service charge 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

£29, 112 per annum with half rent available for one year.

Business Rates

According to the VOA (Valuation Office Agency) the property has a current rateable value of £22,750 rising to £31,250 from 1st April 2026. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

Service Charge

A service charge will be applicable towards the upkeep and maintenance of Jubilee House. Further details are available on request.

VAT

VAT will NOT be chargeable on the rent

EPC Rating

The premises has a rating of C (63). EPC certificate available on request.

Legal Costs

Each party to be responsible for their own legal costs.

AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

Viewing

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