



OFFICE TO LET

2ND FLOOR SOUTH OFFICE

Jubilee House, 56-58 Church Walk, Burgess Hill, RH15 9AS

Modern 2nd Floor Office suite with lift & air-conditioning -Landlord to contribute towards 4 parking spaces

1,000 TO 2,426 SQ FT

Eightfold
property

Tel:01273 672 999
Website:www.eightfold.agency

Summary

Available Size	1,000 to 2,426 sq ft
Rent	£14,000 - £33,964 per annum exclusive of rates, VAT & all other outgoings
Rates Payable	£11,352.25 per annum UBR 2024/25
Rateable Value	£22,750
Service Charge	A service charge will be payable in addition the rent towards the cost of shared costs in the building.
Car 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.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m
2nd - Floor South Suite	2,426	225.38
Total	2,426	225.38

Description

Modern offices forming part of the second floor of this purpose-built office building. The space has a glass partitioned office space as well as its own Kitchen/tea point. Our clients may consider splitting the unit to provide a minimum sized unit of 1000 sq ft.

Location

Located in the centre of the Mid Sussex town of Burgess Hill situated to the North of Brighton & to the south of Crawley & Haywards Heath. The property offers good vehicular access to the A23, whilst Burgess Hill Station is a few minutes walk away & is situated on the Brighton to London line with services to both Victoria & London Bridge. Nearby retailers to the property include Waitrose B&M, Costa, Café Nero & Nationwide building society.

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

Specification

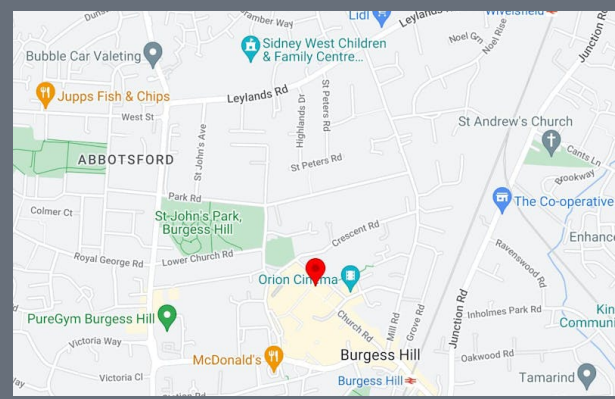
- *Raised floors
- *suspended ceiling with
- *CAT II lighting
- *UPVC doubling glazing with Velux blinds
- *air conditioning, Gas central heating
- *fully carpeted
- *WC's
- *Lift

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/>

The Landlord has said they would contribute towards the cost of 4 Mon-Fri Parking spaces subject to terms being agreed on a lease of the office.



Get in touch

Max Pollock

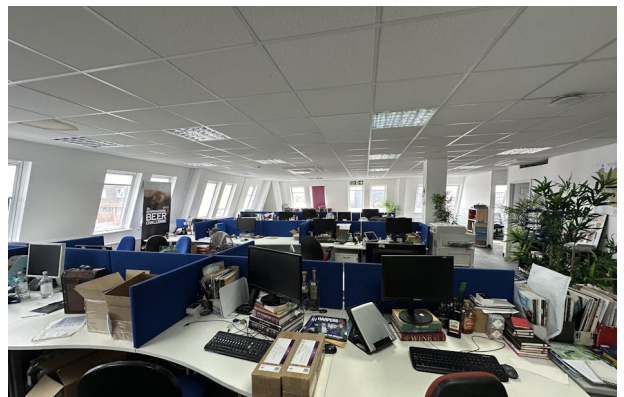
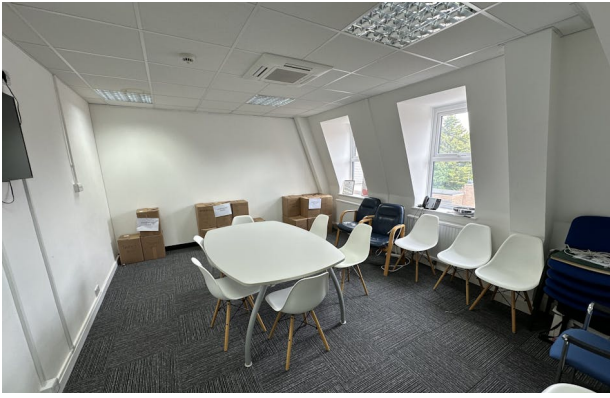
01273 672999 | 07764 794936
max@eightfold.agency

Mr Tim Shepherd (Colyer Commercial)

01403 333921
tshepherd@colyercommercial.co.uk

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Energy performance certificate (EPC)

Jubilee House 56-58 Church Walk BURGESS HILL RH15 9AS	Energy rating C	Valid until: 29 June 2031 Certificate number: 2677-3525-2935-1542-2933
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Property type **B1 Offices and Workshop businesses**

Total floor area **1344 square metres**

Rules on letting this property

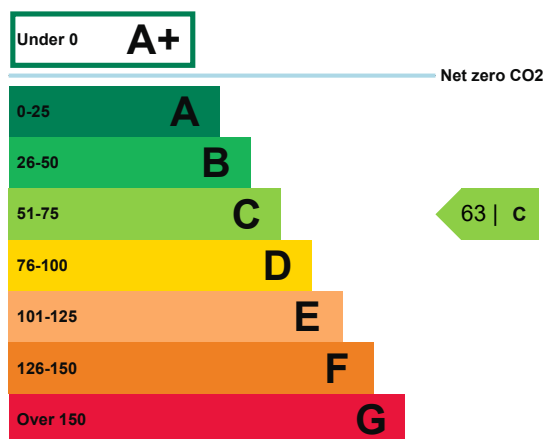
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

26 | B

If typical of the existing stock

75 | C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
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Building environment	Air Conditioning
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Assessment level	3
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Building emission rate (kgCO ₂ /m ² per year)	61.35
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Primary energy use (kWh/m ² per year)	363
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Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2636-6183-8477-7080-8087\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

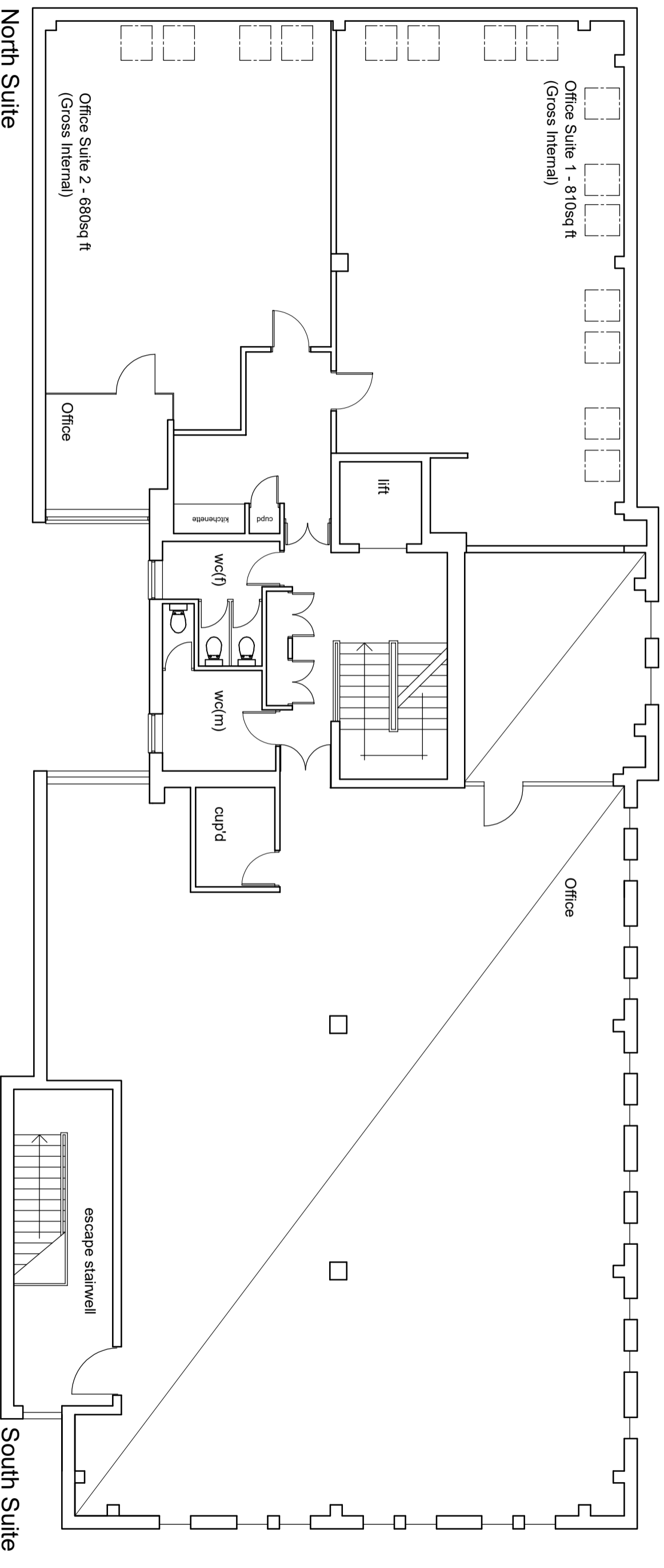
Assessor's name	Richard Quantrill
Telephone	07740177672
Email	richard.quantrill@nscoco.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/008161
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Employer	Richard Quantrill
Employer address	13 Marine Drive, Brighton, East Sussex, BN2 7HJ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	8 June 2021
Date of certificate	30 June 2021



North Suite
Second Floor Plan

Project Jubilee House, Cyprus Road, Burgess Hill	Drawing Title Second Floor North Suite	Project No. PD - Jubilee House	Drawing No. sk01	Homestead Meadow Wellingtonham Lane Ringmer LEWES East Sussex. BN8 5SN Telephone: (07534) 419 341 email: admin@architectare.co.uk
Client Danworth Holdings Ltd	© Architectare Ltd 2019	Scale 1:100 @ A3	Date October 2019	Drawn nam



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