



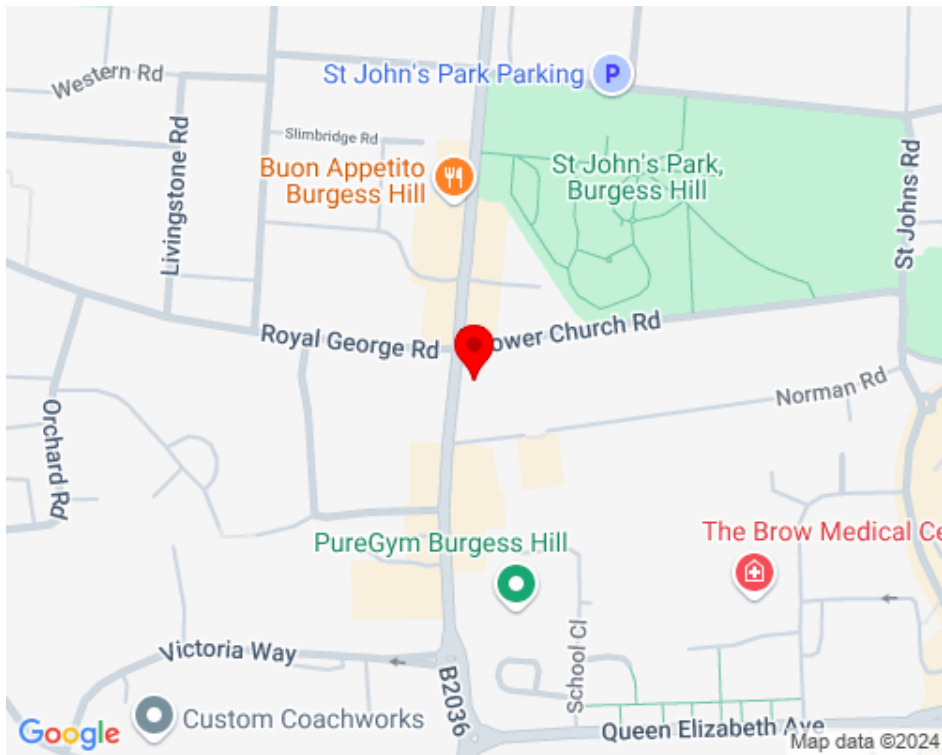
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PROPERTY PEOPLE

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Maple House, 192-198 London Road, Burgess Hill RH15 9RD  
TO LET: GROUND FLOOR OFFICE SUITE - 1,392 SQ FT (129.32 SQ M)

# LOCATION



Burgess Hill is located approximately 35 miles south of London, 10 miles north of Brighton and 3 miles south of Haywards Heath. Gatwick Airport is located approximately 16 miles to the north. The offices are situated at the junction of London Road and Lower Church Road. London Road is a main and busy thoroughfare and Burgess Hill's mainline railway station is a 15 minute walk providing easy access to London in approximately 50 minutes and Brighton in approximately 15 minutes.

## Description

The property comprises a two-storey mixed use building located in a corner position. The available accommodation is at ground floor, with ample car parking to the rear. The suite currently offers cellular accommodation but could be converted to provide open plan space to suit an applicant's requirements

## Key Features

- Fluorescent lighting
- Suspended ceilings
- Phone entry system
- Meeting room
- Exclusive kitchen and seating area
- Mix of carpet and laminate wood flooring
- 8 car parking spaces

## Accommodation

The net internal floor area is approximately 1,392 sq ft (129.32 sq m)

## Lease

A new, effectively full repairing and insuring lease for a term to be agreed.

## Rent

£19,500 per annum exclusive

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating D - 76

## Business Rates

Rateable Value: £12,750

Rates Payable: £6,362.25 (2024/25)

Small business rate relief is applicable for qualifying businesses. For further information we recommend interested parties contact Mid Sussex District Council on Tel: 01444 477564 or [www.midsussex.gov.uk](http://www.midsussex.gov.uk) to verify this information.

## VAT

VAT will not be payable.



## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.











GET IN TOUCH  
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