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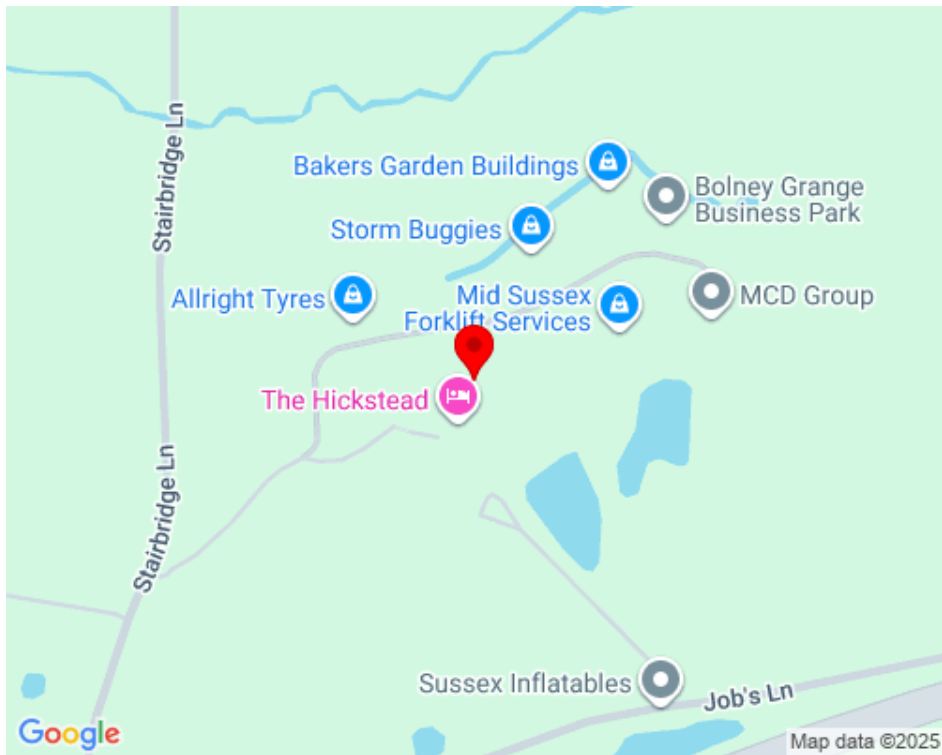
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Unit 6, Stairbridge Court Bolney Grange Business Park, Bolney,  
RH17 5PA

TO LET: MODERN OFFICE WITH PARKING

# LOCATION



Bolney Grange Business Park is a very established and well located business estate in Mid Sussex, adjacent to the A230 link road between Burgess Hill and the main A23 providing excellent access southbound to Brighton (12 miles) and northbound to Crawley (11 miles), Gatwick (16 miles) and the M23/M25 motorway network.

Stairbridge Court is adjacent to the Business Park and accessed via Stairbridge Lane, comprising existing offices with a parking area.

## Description

A newly built office building, in central Mid-Sussex business location, fitted to a Grade A standard and ready for immediate occupation.

The office unit comes with two designated parking spaces alongside further visitor parking spaces located within the Stairbridge Court car parking area, only a short walking distance away.

## Key Features

- Newly built office with demised and guest parking
- High specification, ready for immediate occupation
- Sought-after Mid-Sussex location
- New lease available

## Accommodation

**Ground Floor** NIA 410.10 sq ft (38.1 m2)

**First Floor** NIA 428.40 sq ft (39.8 m2)

**Second Floor** NIA 243.26 sq ft (22.6 m2)

**Total Office Accommodation 1,081.76 sq ft (100.5 m2)**

## Amenities

- Traditional construction, red brick walls under a grey concrete tiled roof.
- UPVC soffit and rainwater goods.

- CCTV system in parking areas.
- Video entry system.
- Security alarm system.
- Modern-style doors and joinery.
- Plastered walls and ceiling, painted finish.
- Air conditioning.
- Open plan modern grey kitchen with boiler tap.
- Energy-saving LED downlights.
- Fully integrated fire detection system with emergency lighting.
- Media cupboard and further storage under the stairs.
- Modern cloakroom comprising an under sink vanity unit and Close couple pan.
- Potential option for glazed screen between entrance and ground floor front office.
- Full height feature double glazed window to ground and first floors.
- Modern, hardwearing tile effect flooring to all areas, carpet stairs.

## Lease

A new lease is offered for a term to be negotiated.

Guide Rental Level - £24,000 per annum, exclusive.

## Rent Review

By negotiation.

## Repairing Liability

Full Repairing and Insuring Lease.

## Business Rates

Billing Authority: Mid-Sussex  
Description: Office and premises  
Rateable Value: £5,600  
Rates Payable: -

Valid from: 1 April 2023.

The potential benefit of small business rates relief.

## VAT

The property is elected for VAT and therefore VAT is payable on the terms quoted.

## Legal Fees

Each party is to pay their own.

## Viewing Arrangements

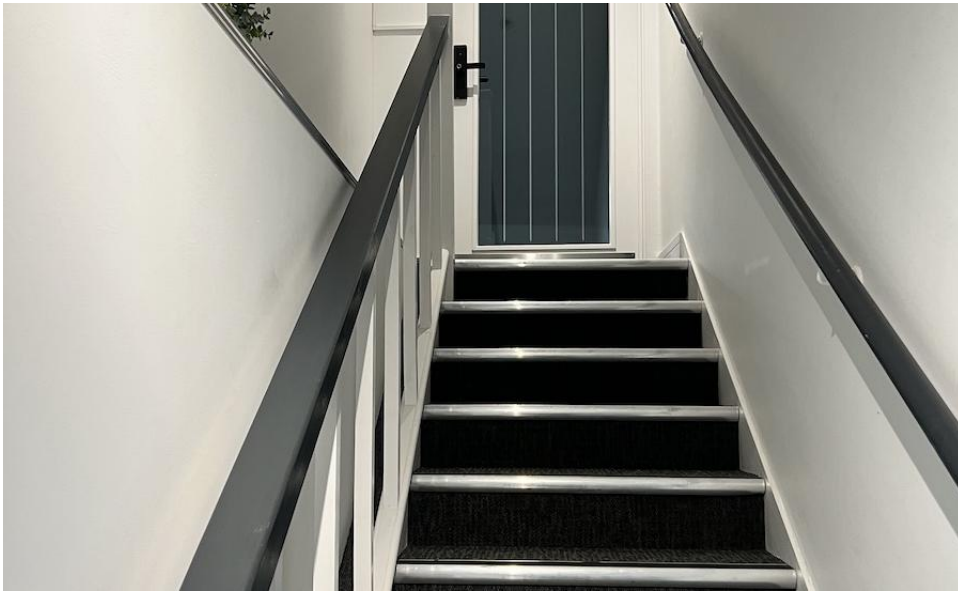
Strictly via prior appointment through sole agents Graves Jenkins (t: 01273 701070).















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