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Stairbridge Court Bolney Grange Business
Park, Bolney, RH17 5PA
TO LET: HIGH QUALITY MODERN OFFICES

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. These newly built self contained offices are in a terrace of six with on site car parking.

Description

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

The offices 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 Offices with Parking
- High Specification
- New Lease - Flexible Terms
- Available for Immediate Occupation

Accommodation

Ground, First and Second Floor Offices with Parking - 1,081.76 sq ft (100.5 m2)

Ground, First and Second Floor Offices with Parking - 1,048.39 sq ft (97.4 m2)

Offices 7 & 8 are arranged as follows.

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)

Offices 9 & 10 are arranged as follows.

Ground Floor NIA 376.73 sq ft (35 m2)

First Floor NIA 428.40 sq ft (39.8 m2)

Second Floor NIA 243.26 sq ft (22.6 m2)

Total Office Accommodation 1,048.39 sq ft (97.4 m2)

Please Note the office accommodation is over ground, first and the newly consented second floor.

Amenities

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



- CCTV system to parking areas
- Video entry system
- Security alarm system
- Modern style doors and joinery
- Plastered walls and ceiling, painted finish
- 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 cloak room 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

Car Parking

Each office will have 2 designated car parking spaces immediately opposite the offices for their exclusive use.

Visitor car parking is located within the Stairbridge Court car parking area within a short walking distance.

Lease

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

Unit 7 - LET

Unit 8 - UNDER OFFER

Unit 9 - UNDER OFFER

Unit 10 - LET

Rent Review

By negotiation.

Repairing Liability

Full Repairing and Insuring Lease.

Business Rates

To be reassessed.

Potential benefit of small business rates relief.



VAT

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

Legal Fees

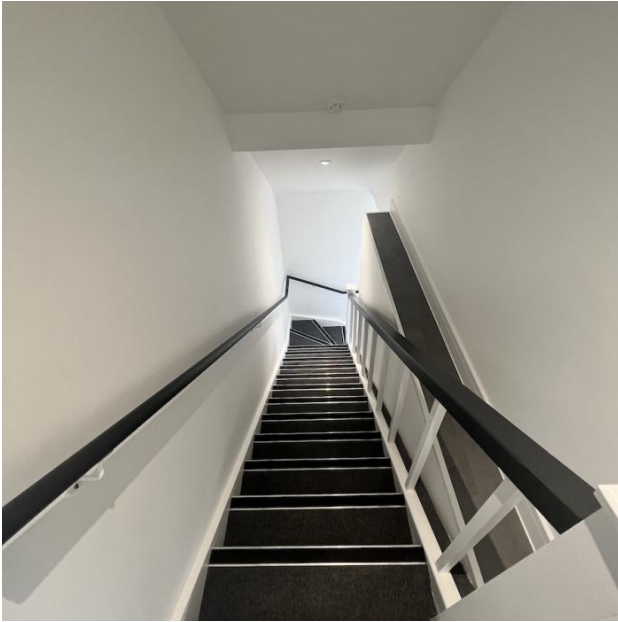
Each party to pay their own.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.









GET IN TOUCH
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