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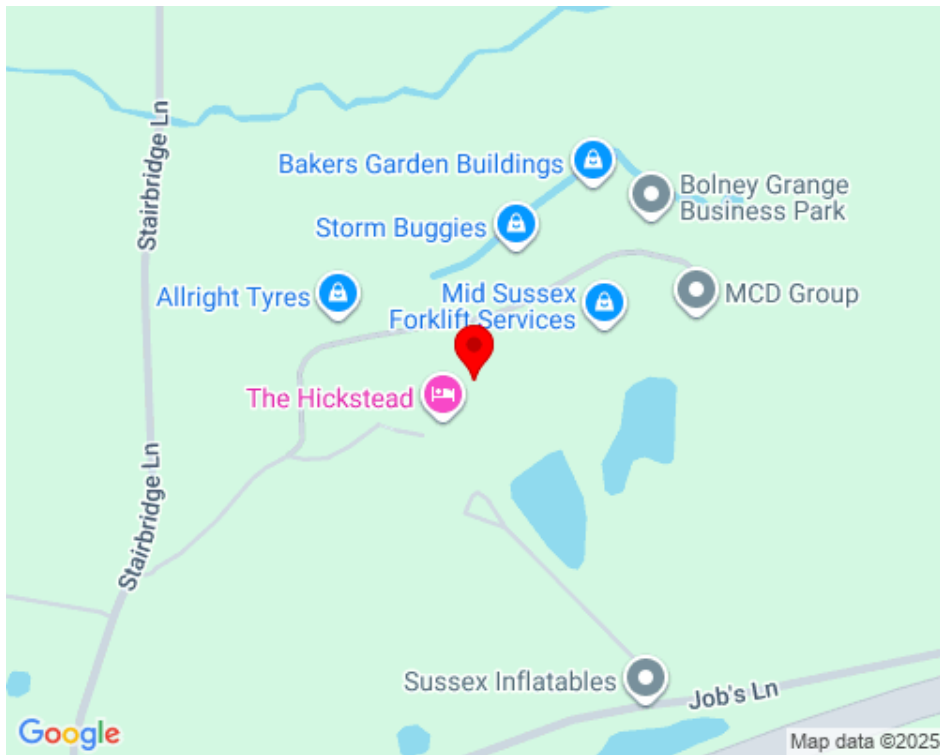
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Unit 8, Stairbridge Court Bolney Grange Business Park, Bolney,  
RH17 5PA

FOR SALE: HIGH QUALITY MODERN OFFICE

# 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 on a terrace of six with on-site car parking.

## Description

A newly constructed, contemporary three-story office building boasting two dedicated parking spaces right in front of the structure, along with additional shared guest parking.

This prime property is a perfect fit for investors or owner-occupants seeking a strategic business location in the heart of Mid Sussex.

## Key Features

- Newly Built Offices with Parking
- High Specification
- Ideal Owner Occupier
- Freehold For Sale

## Accommodation

**Ground Floor** NIA 410 sq ft (38 m2)

**First Floor** NIA 429 sq ft (40 m2)

**Second Floor** NIA 243 sq ft (23 m2)

**Total Office Accommodation 1,082 sq ft (101 m2)**

## 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 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, wooden vinyl flooring to all areas, carpet stairs

## Car Parking

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

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

## Price

The properties are available on a freehold vacant possession basis on the following terms.



Unit 8 - £315,000 (three hundred and fifteen thousand pounds).

## Business Rates

Rateable Value (April 2023)

Unit 8: £5,600

## VAT

The property is elected for VAT.

## Legal Fees

Each party is to pay their own legal costs incurred.

## Viewing Arrangements

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













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