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PROPERTY PEOPLE

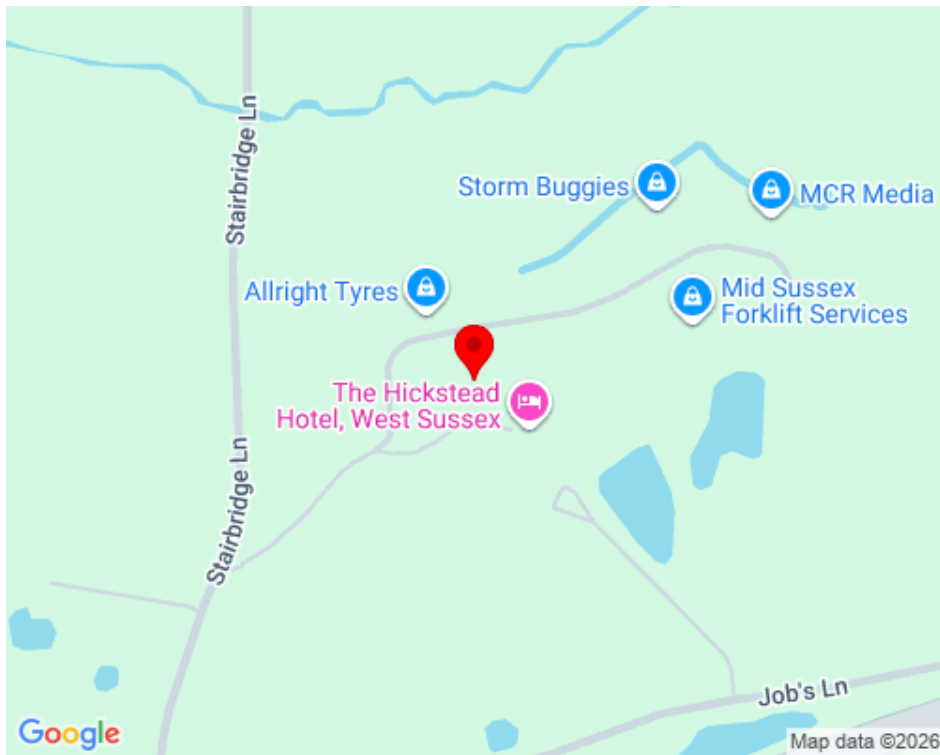
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Unit 9, Stairbridge Court, Bolney, RH17 5PA

TO LET: FLEXIBLE MODERN OFFICE BUILDING WITH PARKING - MID SUSSEX

LOCATION



Bolney Grange Business Park is an established and well-connected business estate situated in Mid Sussex, immediately off the A2300 link road between Burgess Hill and the A23. The location provides excellent transport links, with swift access southbound to Brighton (approximately 12 miles) and northbound to Crawley (11 miles), Gatwick Airport (16 miles) and the M23/M25 motorway network.

Stairbridge Court adjoins the main business park and is accessed via Stairbridge Lane. The development comprises a terrace of modern self-contained office buildings arranged around a central courtyard with dedicated on-site parking. The property benefits from a strategic position close to Burgess Hill and Haywards Heath, both of which offer a wide range of retail, leisure and mainline rail services.

Description:

A rare opportunity to occupy high-quality office accommodation within the established Bolney Grange Business Park, ideally suited to modern hybrid working. The premises are conveniently located just off the A2300, providing excellent access to Burgess Hill, Brighton, Crawley and the wider A23/M23 corridor.

The property offers flexibility to either occupy the entire self-contained office building or solely the ground and first floors. The accommodation provides bright, open-plan workspace finished to a contemporary specification, together with two dedicated car parking spaces directly to the front of the building and additional visitor parking nearby.

The flexible layout allows clear separation between collaborative areas, client-facing spaces and focused work zones, making the premises well-suited to a variety of occupiers seeking a professional, adaptable and well-connected base in Mid Sussex.

Available for immediate occupation on flexible licence or lease terms.

Property Tour

<https://youtu.be/MkL6F-2FMzQ?si=-Oza5d4cQxG4iWOi>

Key Features:

- Inclusive of Rent, Building Insurance, Business Rates, Service Charges, and Broadband/Wi-Fi
- Flexible Opportunity to Occupy either the Whole Building or

the Ground and First Floors only

- Self-Contained Modern Office with Two Dedicated Car Parking Spaces and Visitor Parking
- Available for Immediate Occupation on Flexible Terms

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor	377	35.02
First Floor	428	39.76	Second Floor	243	22.58
Total	1,048	97.36			

Rent:

£1,450 - £1,750 per month inclusive of rent, business rates, building insurance, service charges, and broadband/Wi-Fi.

Terms:

From £1,450 per month - inclusive of rent, business rates, building insurance, service charges, and broadband/Wi-Fi.

The tenant will be responsible for electricity and water bills.

The existing furniture can either remain in place or be removed, subject to the preference of the incoming tenant.

Specifications:

Constructed to a high standard, the building provides efficient and well-presented workspace with excellent levels of natural light. Each floor offers a flexible open-plan layout capable of accommodating a



range of office configurations, supported by shared welfare facilities within the property.

The premises are finished to a contemporary specification, including double-glazed windows and modern lighting throughout, creating a professional and practical working environment suited to a variety of occupiers.

- Traditional masonry construction with red brick walls beneath a grey concrete tiled roof.
- UPVC soffit and rainwater goods.
- Full-height feature double-glazed windows to ground and first floors.
- Air-conditioning on all floors.
- Plastered walls and ceilings with painted finish, complemented by modern wooden vinyl flooring and carpeted stairs.
- Open-plan modern grey kitchen with boiler tap.
- WC and shower facilities.
- Media cupboard and additional storage beneath the staircase.
- Energy-saving LED downlights and modern-style internal joinery.
- Fully integrated fire detection system with emergency lighting.
- CCTV system for parking areas, video entry system and security alarm system.

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.











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