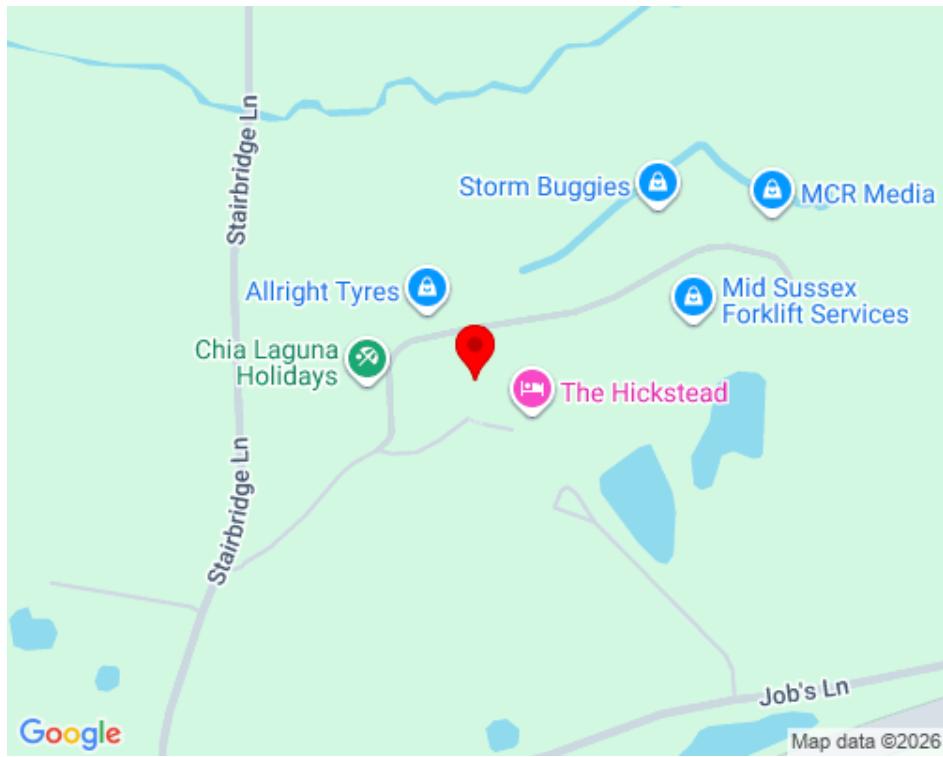




LOCATION



Description:

A rare opportunity to occupy high-quality office accommodation within the established Bolney Grange Business Park. Conveniently located just off the A2300 link road, the premises provide excellent access to Burgess Hill, Brighton, Crawley and the wider A23/M23 corridor. The available space offers bright, open-plan floors finished to a contemporary specification, complemented by modern shared facilities and two dedicated car parking spaces directly to the front of the building. Available for immediate occupation on a flexible all-inclusive lease terms, this property is ideally suited to occupiers seeking a professional and well-connected base in Mid Sussex.

Key Features:

- Modern ground and first-floor office accommodation
- Two dedicated car parking spaces
- Flexible temporary licence terms available for immediate occupation
- Excellent access to A23, A2300 and wider Mid Sussex transport links

Accommodation:

The approximate net internal areas measured are as follows:

Ground Floor: 35.02 sq m (377 sq ft)

First Floor: 39.76 sq m (428 sq ft)

Second Floor: 22.58 sq m (243 sq ft)

Total: 97.36 sq m (1,048 sq ft)

Rent:

£23,500 per annum

VAT:

VAT is Applicable

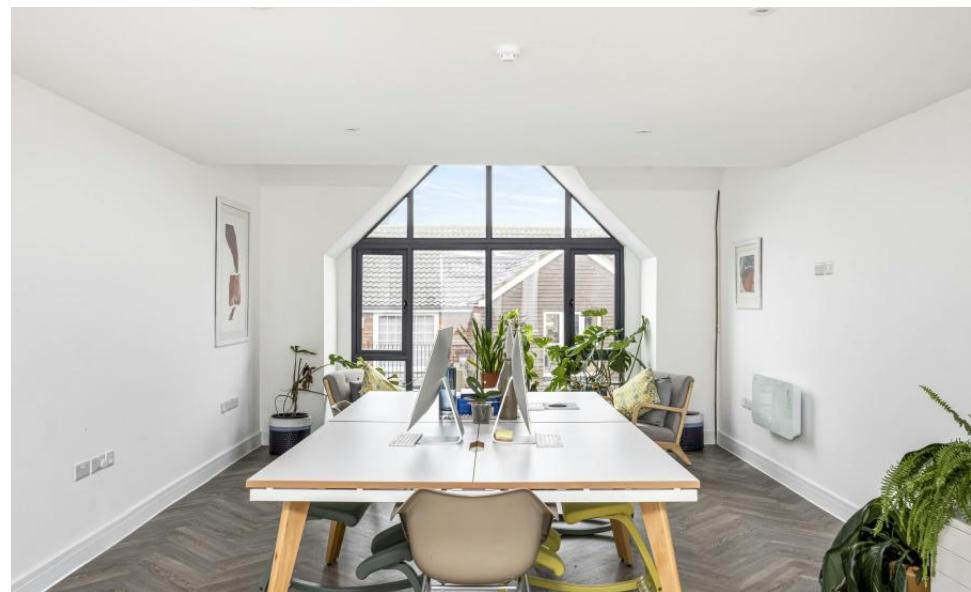
Legal Fees:

Each party to bear their own costs











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