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Unit 9, Stairbridge Court, Stairbridge Lane,
Bolney, RH17 5PA

TO LET: CONTEMPORARY OFFICE 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. 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 office accommodation



- Two dedicated car parking spaces
- Flexible all-inclusive lease terms available for immediate occupation
- Excellent access to A23, A2300 and wider Mid Sussex transport links

Accommodation

Ground Floor (NIA): 377 sq ft (35.02 m²)

First Floor (NIA): 428 sq ft (39.8 m²)

Second Floor (NIA): 243 sq ft (22.58 m²)

Total Accommodation (NIA): 1,048 sq ft (97.38 m²)

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.

Amenities

- 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 to 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 to parking areas, video entry system and security alarm system
- White Velux blinds to top office windows

Lease

A new lease is available on flexible terms.

Guide Rent: £23,500 per annum (£22.32 psf), inclusive of building insurance, service charge, broadband/Wi-Fi, and business rates.

The office is offered partly furnished, as shown.

Utilities will be the responsibility of the tenant.

Rent Review



By negotiation.

Repairing Liability

Included in the headline rent.

VAT

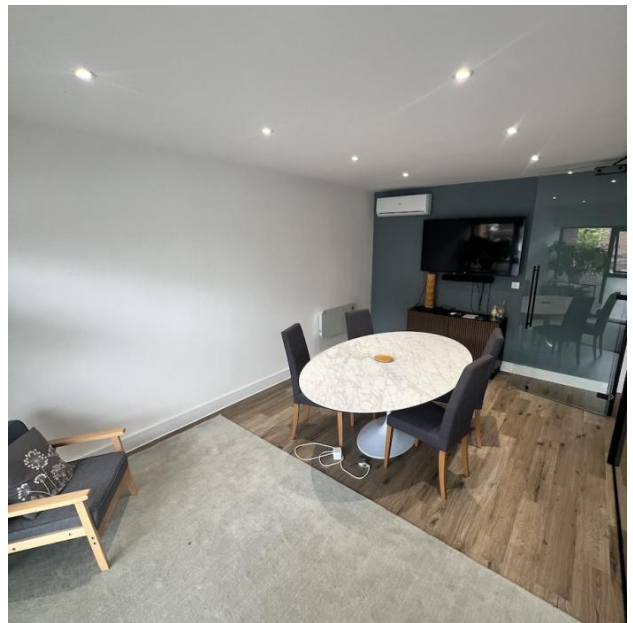
VAT will be payable on the terms quoted.

Legal Fees

Each party are to pay their own legal fees incurred.

Viewing Arrangements

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











GET IN TOUCH
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