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

TO LET: CONTEMPORARY GROUND AND FIRST FLOOR 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 across the ground and first floors of a modern, purpose-built property 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 licence agreement, for a minimum term of six months, this property is ideally suited to small or growing businesses 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

Ground Floor (NIA): 377 sq ft (35 m²)

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

Total Accommodation (NIA): 805 sq ft (74.8 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

Lease

A temporary licence will be granted outside the provisions of the Landlord & Tenant Act 1954 (as amended).

Commencing Rent - **£1,625 per calendar month**, inclusive of building insurance, service charges, broadband/Wi-Fi, and business rates on a temporary licence basis.

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

Utilities to be recharged separately according to usage.

Rent Review

By negotiation.

Repairing Liability

Included in the headline rent.

VAT

VAT will be payable on the terms quoted.

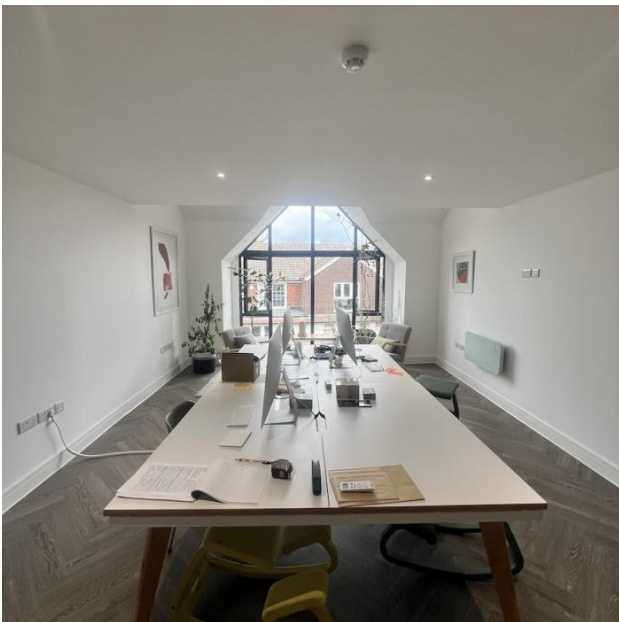
Legal Fees

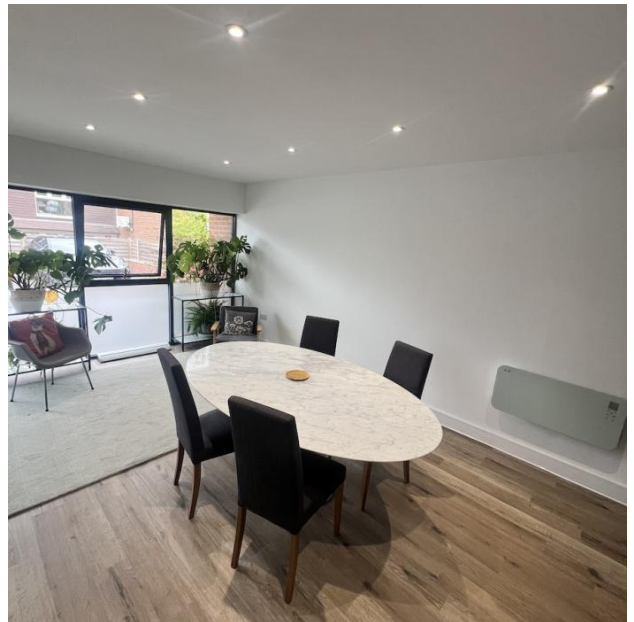
Each party are to pay their own legal fees incurred.

Viewing Arrangements

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









GET IN TOUCH
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