

1000 SQ FT (93 SQ M)
TOWN CENTRE OFFICE ACCOMMODATION
WITH SECURE ON-SITE PARKING

LOCATED CLOSE TO BURGESS HILL STATION

TO LET



100% SMALL BUSINESS RATES RELIEF AVAILABLE

FIRST FLOOR, NORTH WEST, DELMON HOUSE
36-38 CHURCH ROAD, BURGESS HILL
WEST SUSSEX RH15 9AE

LOCATION

The property is situated to the rear of Lloyds TSB Bank in Church Road, close to the prime shopping area of Church Walk, where all the usual chain retailers, banks, coffee houses and restaurant outlets can be found. Burgess Hill is well positioned geographically within West Sussex, benefiting from good road link connections to the A23/M23 and M25 (34 miles) via the A2330 link road. Burgess Hill Station, where there are regular services to London via Thameslink, is within a short walking distance. A location plan and street view of Church Road is best viewed through Google Maps by typing in the property's postcode RH15 9AE

DESCRIPTION

Delmon House is a three storey, multi-let office building with secure on-site parking. The accommodation which is arranged over the first floor provides two private rooms, store and a reception area. The suite provides a kitchen facility, perimeter trucking with Cat 5 cabling, carpeted floor covering, gas central heating and recently installed double glazed windows

ACCOMMODATION (net internal area)

First Floor 1000 sq ft (93 sq m)

TERMS

The suite is available to let upon a new effective full repairing and insuring lease for a term to be agreed. A rental deposit and references will be required. The suite is available immediately.

RENT

£12,000 + VAT per annum exclusive.

SERVICE CHARGE

There is a service charge payable to cover ***all electricity and gas usage***, lift servicing, external building repairs, maintenance to services including water, sewage and business rates within common areas, general refuse, security, parking and management fees. Further details upon application.

LEGAL COSTS

Each party to be responsible for payment of their own legal costs.

BUSINESS RATES (2017/2018 FINANCIAL YEAR)

The current Rateable Value advertised by www.gov.uk is £10,500. The Uniform Business Rate multiplier for 2017/2018 is 46.6p in the £ making the Rates Payable £4,893. A 100% Small Business Rates Relief is available.

Properties with a Rateable Value less than £12,000 are eligible for 100% Small Business Rate Relief. Interested parties are advised to contact Mid Sussex District Council Rates Department on 01444 477 564 to verify the above

VIEWING ARRANGEMENTS


By appointment with joint sole letting agents Clifford Dann and Henry Adams Commercial

CONTACTS

Giles Maude
Clifford Dann LLP
01273 407 470
gmaude@clifforddann.co.uk

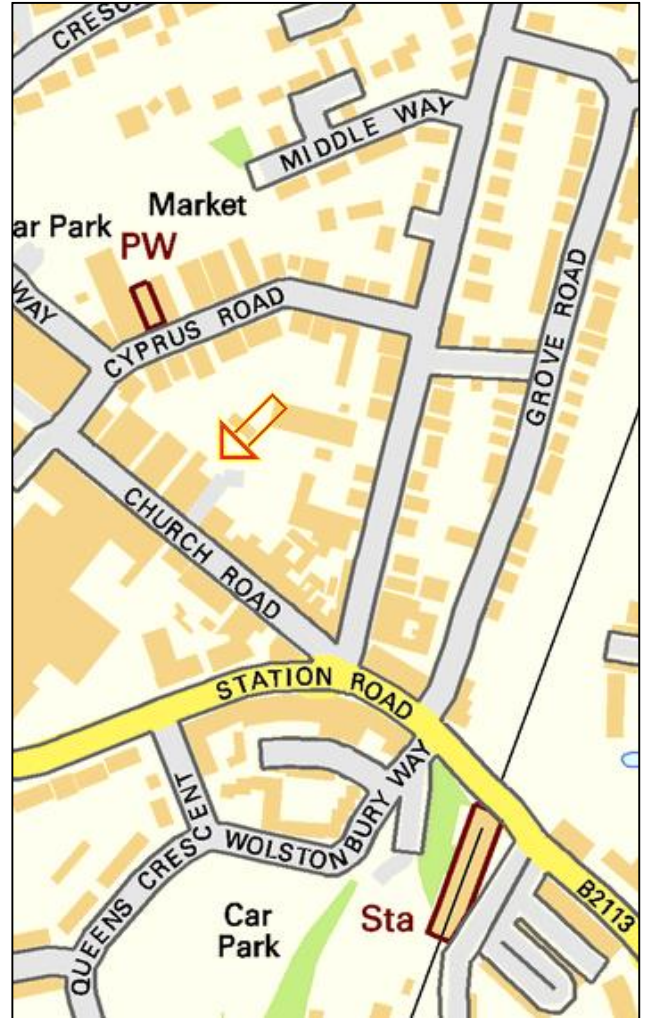
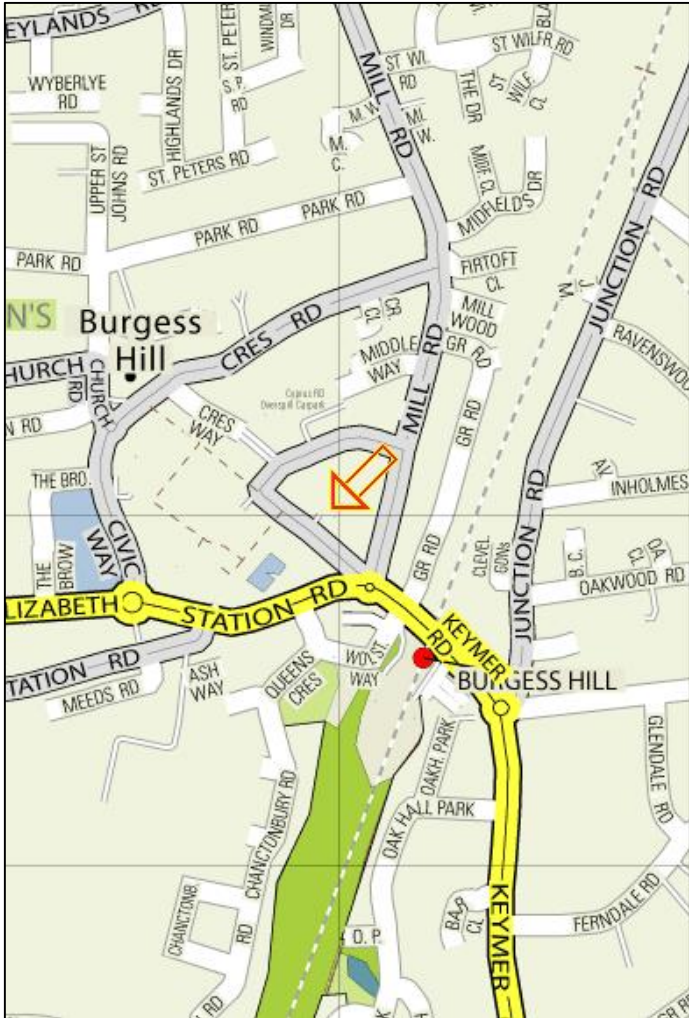
Andrew Mark Algar
Henry Adams Commercial
01403 282 519
andrew.algar@henryadams.co.uk

 Clifford Dann
Albion House
Albion Street
Lewes
East Sussex BN7 2NF
Tel: 01273 477022
E-mail: lewes@clifforddann.co.uk

 Henry Adams
Henry Adams (Horsham) LLP
50 Carfax
Horsham
West Sussex RH12 1BP
Tel: 01403 282519
E-mail: horsham@henryadams.co.uk

www.henryadams.co.uk

LOCATION MAPS – NOT TO SCALE



Agent's Notice - We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Clifford Dann LLP or Henry Adams Horsham LLP nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.

Energy Performance Certificate
Non-Domestic Building

Delmon Building
98-98 Church Road
BURGESS HILL
RH16 9AE

Certificate Reference Number:
0290-0733-5130-3525-1002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A

0-25

B

26-50

C

51-75

D

76-100

E

101-125

F

126-150

G

Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	440
Building complexity (NDS level):	3
Building emission rate (kgCO ₂ /m ² per year):	84.31

Benchmarks

Buildings similar to this one could have ratings as follows:

25

if newly built

73

if typical of the

98

This is how energy efficient the building is.

