

CONTEMPORARY OFFICE FOR SALE / TO LET

1,095 sq. ft (101.75 sq.m)



Oakley

Your Sussex Property Expert



Unit 5, Stairbridge Court, Stairbridge Lane, Bolney Grange Business Park, Bolney RH17 5PA

- End of terrace office
- Onsite parking
- Suits a variety of uses (STC)
- High specification
- Fully fitted
- High energy efficiency
- Two allocated car parking spaces

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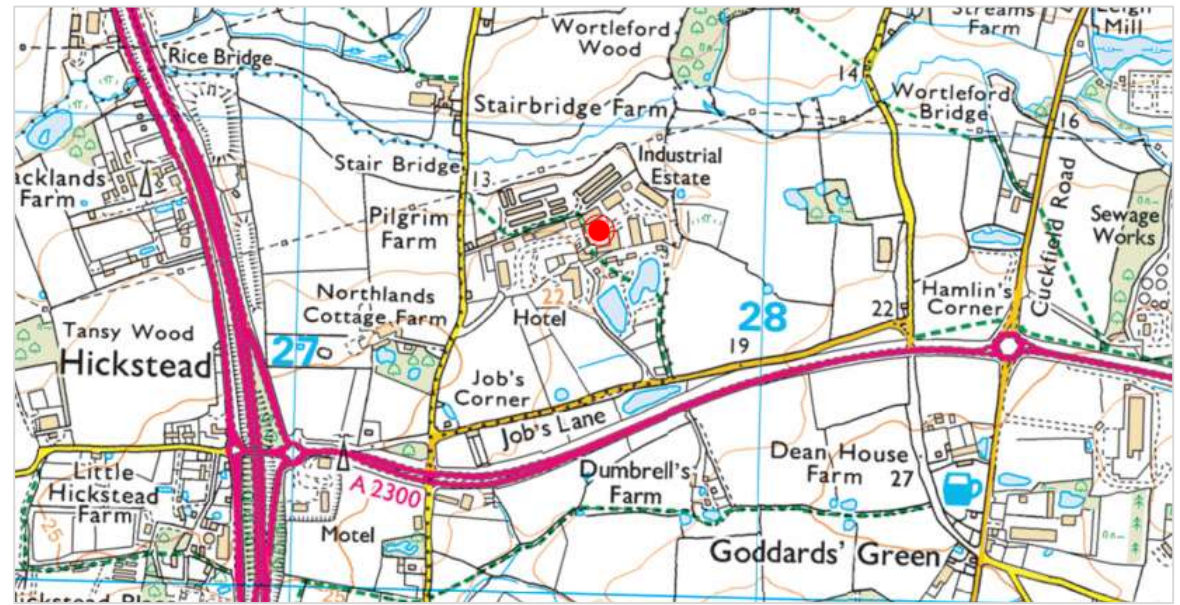
FOR SALE / TO LET

LOCATION

Bolney Grange Business Park is situated within a few hundred yards of the A23 London to Brighton arterial route. Access to the estate is via Stairbridge Lane which is accessed off the A2300 Burgess Hill link road. The A23 provides quick and easy access to Brighton, Crawley and Gatwick Airport. Burgess Hill town centre is approximately 4 miles to the east via the A2300.

Stairbridge Court is adjacent to the very popular Bolney Grange Business Park which is a fully occupied warehouse/office development. The Hickstead Hotel is immediately to the south.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: RH17 5PA.



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DESCRIPTION

Stairbridge Court is a recently built new terrace of individual business units. Unit 5 has been finished to a high standard with quality fixtures and fittings throughout and energy efficiency and sustainability in mind. The unit has a ground floor WC, first floor galley kitchen, LED lighting, and double glazing. The units are wired with network cabling.

The unit have plastered walls with white painted finish and high-quality grey vinyl flooring throughout. They provide an exceptional working environment with excellent natural light. Heating will be via air conditioning.

Externally the property benefits from having two allocated car parking spaces.

SPEC INFO:

- Traditional construction, red brick walls under a grey concrete tiled roof
- CCTV system to parking areas
- Video entry system
- Security alarm
- Fully integrated fire detection system with emergency lighting
- Modern style doors and joinery
- Air conditioning to all floors
- Open plan modern grey kitchen
- Energy saving LED downlights
- Media cupboard and further storage under the stairs
- Modern cloak room
- Full height feature double glazed window to ground and first floors
- Modern, hardwearing tile effect flooring to all areas, stairs carpeted

PRICE

The freehold is available to purchase at £330,000 exclusive.

The property is available to let at £24,000 per annum exclusive.



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ACCOMMODATION

The accommodation briefly comprises (NIA):

	<i>SQ. FT</i>	<i>SQ. M</i>
Ground floor	452	42.01
First floor	416	38.69
Second floor	227	21.05
Total	1,095	101.75

ENERGY PERFORMANCE RATING

The property has an EPC Rating of B-32.

BUSINESS RATES

The Rateable Value from April 2024 provided by the Valuation Office Agency www.voa.gov.uk is £5,600 for the property.

The Small Business Rate for the financial year (2024-2025) is 49.9p in the £ making the Rates payable approx. £2,794.40.

However, since the premises have a rateable value lower than £12,000, occupiers may benefit from 100% rate relief, subject to status: <https://www.gov.uk/calculate-your-business-rates>

TENURE

The property is available to purchase the freehold or to let on a new FRI lease with terms to be agreed.



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VIEWING ARRANGEMENTS

Strictly by appointment through Oakley Property.



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

Main switchboard: 01273 688 882



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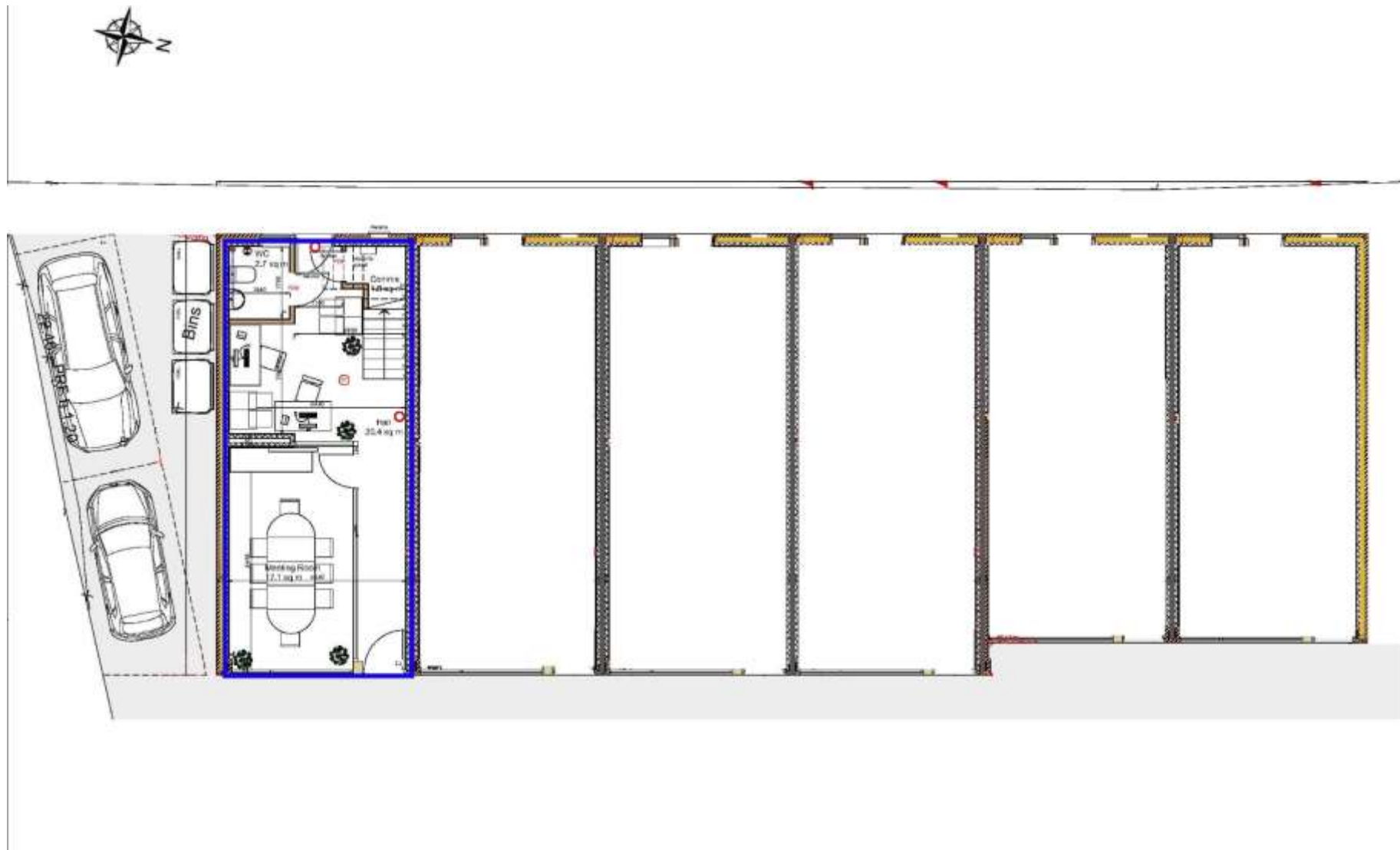


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Ground floor

NOT TO SCALE - For reference only



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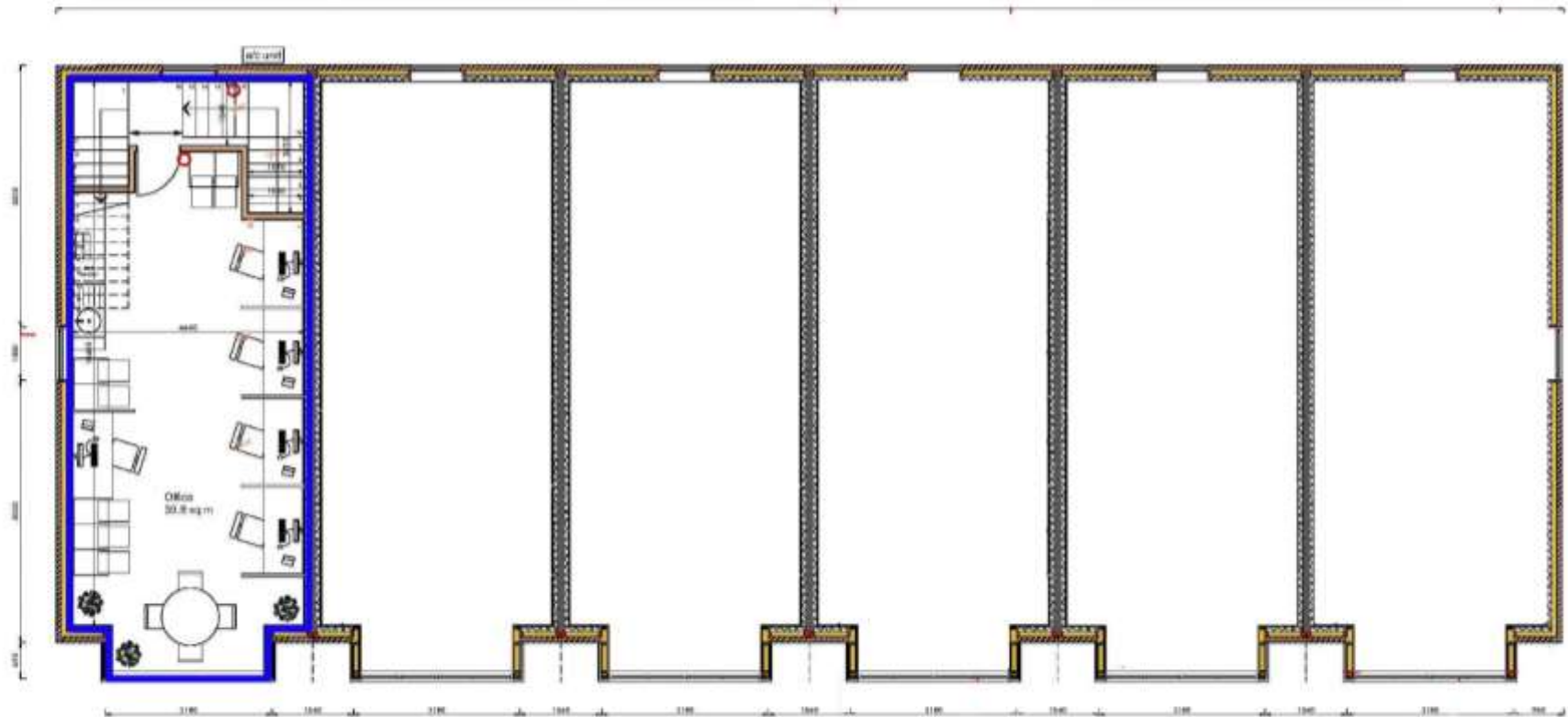
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First floor

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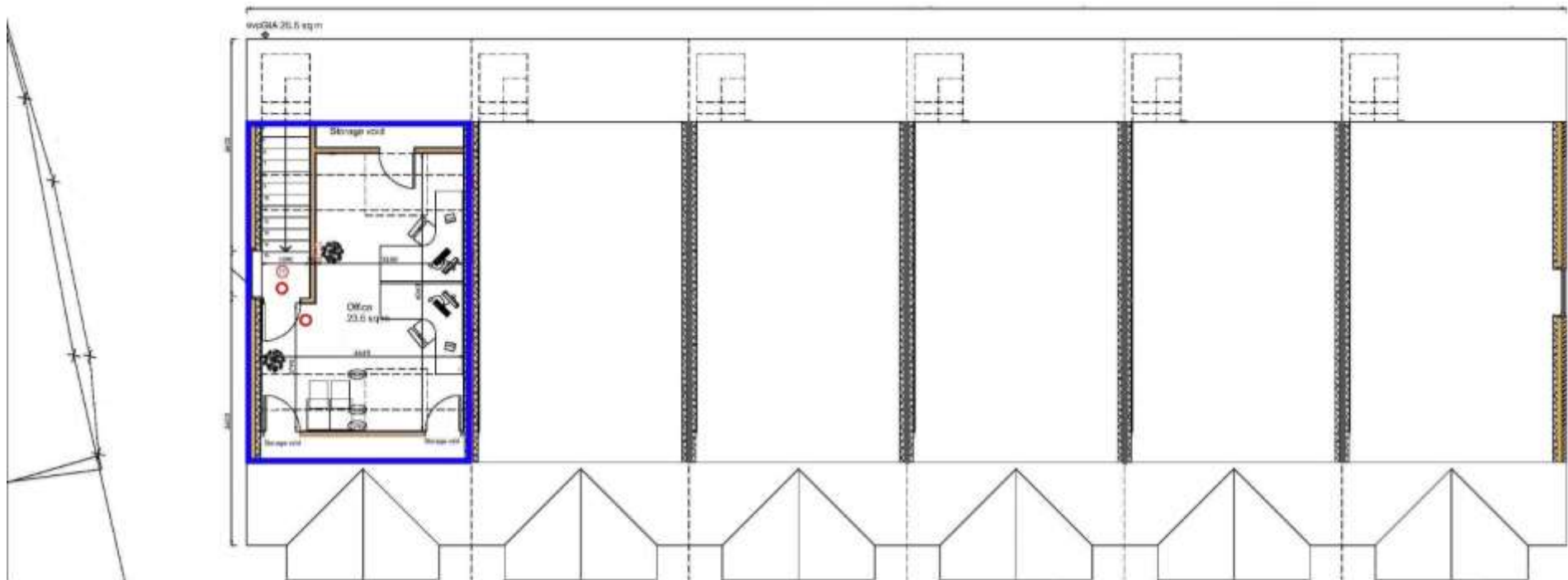
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Proposed Second Floor

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