



OFFICE TO LET

## 11A MARKET PLACE

1st Floor, Burgess Hill, RH15 9NP

OFFICE/ STORAGE SPACE TO LET IN BURGESS  
HILL TOWN CENTRE CLOSE TO STATION

905 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	905 sq ft
<b>Rent</b>	£8,100 per annum inclusive of service charge, exclusive of rates, VAT & all other outgoings payable quarterly in advance.
<b>Rates Payable</b>	£3,542.90 per annum Subject to status 100% small business rate relief may be available to occupiers.
<b>Rateable Value</b>	£7,100
<b>Service Charge</b>	the figure quoted is inclusive of service charge
<b>VAT</b>	Applicable. VAT is payable on rent & service charge, whilst notional VAT will be payable on any rent deposit paid.
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (67)

## Description

Accessed via a spiral staircase from the rear loading/ car park area of the shopping centre the space comprise an area that is predominately open plan with its own WC facilities. It is considered that the space could be suitable for a variety of uses such as Office, Storage, Art Studio, Yoga Studio or workshop subject to planning consent.

## Location

The property is located on the 1st of the Market Place Shopping Centre In Burgess Hill. The property is close to Burgess Hill Train Station along with car parks & also local amenities & shops including Waitrose, Boots, Cafe Nero & WH Smith.

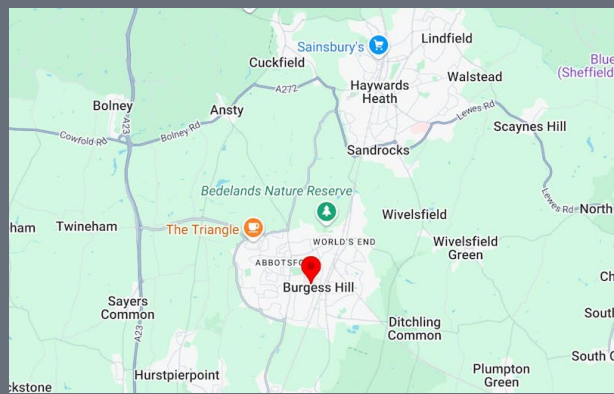
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Office/Storage	905	84.08
<b>Total</b>	<b>905</b>	<b>84.08</b>

## Terms

Available on a new effective full repairing & insuring lease for a term of 2 years which will be outside of the landlord & tenant act 1954 or alternatively our client may consider granting a licence agreement for a term of up to 364 days. A rent deposit of up to 6 months rent plus notional VAT may be required subject to status.



## Get in touch

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## Eightfold Property

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# Energy performance certificate (EPC)

11a Market Place BURGESS HILL RH15 9NP	Energy rating	Valid until: 30 September 2031
	<b>C</b>	Certificate number: 8533-0432-6748-1250-9428

Property type A1/A2 Retail and Financial/Professional services

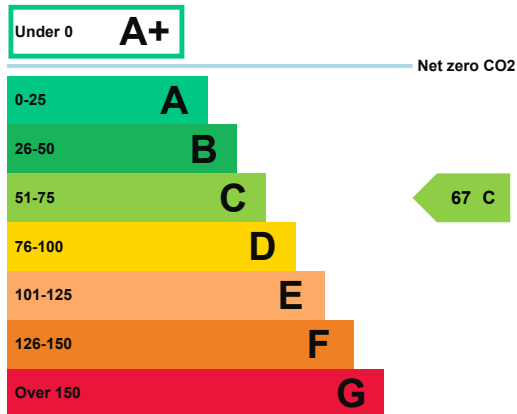
Total floor area 65 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**43 B**

If typical of the existing stock

**125 E**

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	9.54
Primary energy use (kWh/m <sup>2</sup> per year)	56

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7432-2485-4668-8733-5616\)](/energy-certificate/7432-2485-4668-8733-5616).

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Adam Alexander
Telephone	07733300427
Email	<a href="mailto:adamalexander@paragonbc.co.uk">adamalexander@paragonbc.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024389
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Paragon BC
Employer address	The Harlequinn Building, 65 Southwark Street, London SE1 0HR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	20 September 2021
Date of certificate	1 October 2021

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# Floorplan

Approximately 944 sf total

