

OFFICE SUITES TO LET

From 93 sq. ft (8.63 sq. m)



Offices at Lion House, Ditchling Common Industrial Estate, Ditchling Common, Hassocks BN6 8SG

- Variety of sized office suites
- Standard estate lease
- Dedicated on-site parking
- Industrial estate with 24-hour access

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LOCATION

Ditchling Common Industrial Estate is located to the east of Burgess Hill. The estate entrance is accessed from Folders Lane East, Ditchling Common (B2113). There are good road connections to Gatwick Airport, Haywards Heath, Lewes, Brighton, and London. Covering a site of 8 acres, Ditchling Common Industrial Estate is a multi-let business park comprising approximately 200,000sqft of light industrial units, warehouses and open storage land with Lion House at its entrance providing office accommodation.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN6 8SG**.

DESCRIPTION

Lion House forms a two storey detached office building of brick construction under a pitched tiled roof, with dedicated parking to the front and sides. The building is conveniently situated at the entrance to the estate. The entrance foyer and common hallways have recently been re-decorated throughout.

The premises and estate have the following amenities:

- Unrestricted trading hours
- Gas central heating
- Security door entry phone
- Cat 5 cabling
- Excellent parking facilities
- Gated entrance
- On site cafe
- On site management
- CCTV
- On site CrossFit gym

USE

The suites may be used as office suites only.

VAT

VAT will be charged on the rent.

FLEXIBLE TERMS

The offices are available to let upon a standard estate lease for a term of 1-3 years, on effectively a full repairing and insuring basis.

DEPOSIT

A rent deposit of one quarters rent will be required (subject to status).

BUILDING INSURANCE / SERVICE CHARGE

Upon application.

BUSINESS RATES

Potential occupiers are encouraged to make their own enquiries at:

[Find a business rates valuation - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Since the units are likely to have a rateable value lower than £12,000, occupiers may benefit from rate relief (STS): <https://www.gov.uk/calculate-your-business-rates>

ENERGY PERFORMANCE CERTIFICATE

EPC's upon request.

LEGAL FEES

Tenants are to contribute £275 plus VAT towards the legal cost of preparing the necessary documentation and in order to reserve the unit.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.

CONTACT



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AVAILABILITY - ACCOMMODATION & RENTS

	SQ.FT	SQ.M	RENT PER ANNUM EXCLUSIVE	SERVICE CHARGE PER ANNUM	INSURANCE PER ANNUM
Ground floor office	93	8.63	£1,500 pax	£439	£34
Office A	220	20.43	£5,500 pax	£1,039	£79

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Illustrative picture of an office at Lion House - may not be one of the suites available at the time

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Map showing outline of the estate and location of Lion House

All images, maps, plans and boundaries are for reference purposes and not to scale.

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