

1,508 SQ FT (140.10 SQ M)
DETACHED OFFICE BUILDING TO LET
SET WITHIN MATURE LANDSCAPED GROUNDS



1GB SUPERFAST FIBRE BROADBAND AVAILABLE
REAR OFFICE, SOFTECH HOUSE
LONDON ROAD
ALBOURNE
WEST SUSSEX
BN6 9BN

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP
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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Softech House is strategically located on the A23 dual carriageway corridor, approximately 12 miles south of Crawley and the M23 and 10 miles north of Brighton in the heart of West Sussex. Situated on the western side of London Road (B2118), at its junction with Albourne Road (B2116), the property affords easy access to the commercial centres of Hurstpierpoint and Burgess Hill, which are located to the east and north-east by 1 mile and 5 miles respectively.

The nearest mainline railway station is situated approximately 2½ miles to the east at Hassocks and offers frequent direct rail services to London terminals (approximately 45 minutes) and south coast towns. A location map is best viewed online through Google Maps by typing in the property's postcode BN6 9BN.

DESCRIPTION

The subject premises form a detached single storey building of brick construction, situated at the rear of Softech House. The accommodation provides a large open plan office suite together with meeting rooms, separate kitchen and WC facilities.

1GB superfast fibre broadband is available via the Landlord at a cost of £55 + VAT per calendar month.

ACCOMMODATION (NET INTERNAL AREA)

Ground Floor 1,508 sq ft (140.10 sq m)

SITE & PROPERTY FEATURES

- Gas central heating
- Air-conditioning (cold/hot)
- Male / female toilets
- IT server room
- Fitted kitchen
- 1 GB Cat 6 data cabling
- Feature lighting
- Meeting room / private office

RENT

£24,000 + VAT per annum exclusive, payable quarterly in-advance.

TERMS

The premises are available for rent upon a new internal repairing lease for a term to be agreed. A rental deposit and references will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

SERVICE CHARGE

There is a quarterly service charge of £2,062.50 + VAT payable for the upkeep of the estate. The charge principally includes ALL external maintenance of the rear building (i.e. walls, external windows, external doors, roof, brickwork, guttering etc), annual boiler service, general security (i.e. Redcare, key holding, intruder and fire alarm systems, CCTV etc), external lighting, all mowing and garden maintenance to pathways, driveways, parking areas and landscaping. Kindly Note: The Tenant is responsible for arranging buildings insurance.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating for this property falls within Band B (50). A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

BUSINESS RATES (2024/2025 FINANCIAL YEAR)

The Rateable Value advertised by GOV.UK online is £18,500. The Uniform Business Rates multiplier for 2024/2025 is 49.9p in the £ making the Rates Payable £9,231.50. Interested parties are advised to contact Mid Sussex District Council Tax and Benefits Department on 01444 477 564 to verify these figures or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

VIEWING ARRANGEMENTS

By appointment with sole letting agents Henry Adams Commercial, 50 Carfax, Horsham RH12 1BP

CONTACT

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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 Henry Adams HRR Commercial Ltd 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.



Please note, the internal images displayed above have been edited through Adobe Photoshop

LOCATION MAPS - NOT TO SCALE

