

1,600 - 6,790 sq ft (149 - 631 sq m)

Refurbished Modern Offices

Situated within the popular Victoria Industrial Estate

Capable of sub-division

Ample forecourt car parking

For Sale / To Let

Guide Price - £175 per sq ft

Guide Rent - £12.50 per sq ft pax



Oak House, Woodlands Office Park,
Albert Drive, Burgess Hill, West Sussex RH15 9TN

Location

Located in Mid Sussex, Burgess Hill is approximately 11 miles north of Brighton, 3 miles south west of Haywards Heath and 15 miles to the south of Crawley and Gatwick Airport. Central London is approximately 43 miles to the north and the A23 is three miles to the west, accessed via the A2300.

Woodlands Office Park is situated on the southern side of Albert Drive within the popular Victoria Industrial Estate. Nearby occupiers include SEOS, IKON, Roche, CAE and Notifier and there is a Tesco superstore within walking distance. Burgess Hill mainline railway station is situated less than a mile to the east and offers frequent direct rail services to London terminals (fastest journey time approximately 40 minutes) and south coast towns.

Description

A recently refurbished modern office building arranged over ground and first floors currently providing open plan well specified accommodation. Benefits include new suspended ceilings with recessed Cat II fluorescent lighting, gas fired central heating, double glazing, under floor trunking with Cat 5 data cabling, carpeting throughout and ample forecourt car parking. The building is currently arranged for a single occupier but could be sub-divided into up to three self-contained offices.

Accommodation

Ground floor	3,293 sq ft	(305.93 sq m)
First floor	3,497 sq ft	(324.88 sq m)
Total accommodation	6,790 sq ft	(630.81 sq m)

Oak House can be sub-divided into three self contained units (or combinations) as follows:

One Oak House	approximately 2,805 sq ft	(260.59 sq m)
Two Oak House	approximately 1,600 sq ft	(148.65 sq m)
Three Oak House	approximately 1,805 sq ft	(167.69 sq m)

Terms

The offices are available to let as a whole or as individual units on new lease(s) - terms to be agreed. Consideration will be given to selling the freehold of the whole building or individual units.

Guide Price

£175 per sq ft.

Guide Rent

£12.50 per sq ft per annum exclusive.

Business Rates

To be reassessed.

VAT

VAT will be chargeable on the terms quoted.

For further information or to arrange a viewing please contact the joint sole agents:

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