

From 160 sq ft (14.9 sq m)

Serviced Office Rooms

Within attractive period building

Close to strategic road junction (A23/A272)

To Let

Rent - £10.00 to £14.50 per sq ft per annum

Service Charge - £11.00 per sq ft per annum



Bolney Place, Cowfold Road,
Bolney, Haywards Heath, West Sussex RH17 5QT

Location

Bolney is situated at the junction of the A272 and the A23 dual carriage-way. Haywards Heath and Burgess Hill are approximately 5 miles to the east, Horsham approximately 12 miles to the north west and the bottom of the M23 motorway approximately 10 miles to the north. Bolney therefore benefits from excellent road links to Crawley, Gatwick and London to the north and Brighton and south coast towns via the A23. Bolney Place fronts onto the A272 Cowfold Road at its junction with The Street which links with Bolney Village centre where a public house and post office can be found.

Description

Bolney Place is owned and operated by Independent Aviation Group who has occupied much of the building for over 14 years. Surplus rooms have been let out individually or combined and are now home to a diverse range of businesses. The building is set in attractive, well maintained gardens providing a peaceful, secluded yet business-like environment. Shared toilet and kitchen facilities are available together with ample onsite car parking.

Available Accommodation

Floor	Suite	Floor Area	Monthly Licence Fee
Ground	Chandelier Room	319 sq ft (29.64 sq m)	£677.88 plus VAT
First	West Facing Room	250 sq ft (23.23 sq m)	£531.25 plus VAT
	Front Facing Room	215 sq ft (19.97 sq m)	£456.88 plus VAT
Second	FE Office	426 sq ft (39.58 sq m)	£745.50 plus VAT
	Small Office	160 sq ft (14.86 sq m)	£280.00 plus VAT
	South Office	456 sq ft (42.36 sq m)	£798.00 plus VAT

A new extension is currently being constructed which will provide a further office room at first floor level totalling approximately 300 sq ft (27.87 sq m).

Terms

Rooms are available to let by way of flexible monthly licence agreements.

Monthly Licence Fee

The monthly licence fee is fully inclusive and is calculated on the basis of £14.50 per sq ft per annum rent pro rata (£10.00 per sq ft for the second floor) with an additional £11.00 per sq ft per annum service charge (including business rates of circa £5.00 per sq ft, heating, lighting, cleaning, building insurance, maintenance and all other usual occupational costs other than telephone and internet charges). A quarterly balancing account is issued and reconciled with payments received.

VAT

VAT is chargeable on the monthly licence fee.

For further information or to arrange a viewing please contact:

Andrew France BSc (Hons) MRICS
01444 474777 | 07980 273034 | andrew@andrew-france.com