



Office Suite

Acora House, 16 Albert Drive, Burgess Hill, RH15 9TN

**Serviced air conditioned
office suite in the heart of
Burgess Hill trading estate
to let including car parking**

1,553 sq ft
(144.28 sq m)

- Air conditioned
- All inclusive rental
- Car parking included
- Use of break-out areas including games room
- Available for immediate occupation

Office Suite, Acora House, 16 Albert Drive, Burgess Hill, RH15 9TN

Summary

Available Size	1,553 sq ft
Rent	£3,400 per month
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The office suite is located at first floor and comprises an open plan room with 2 adjoining rooms arranged as follows:

Entrance to main building having security control plus stairs to first floor:

Main open plan area – 20.9m (68' 6") x 6.0m (19' 9") – 125.4 sq m (1353 sq ft) a bright airy room with windows along one side, ceiling air conditioning unit, suspended ceiling with inset lighting, carpet, glazed partition and doors to:

Office 1 – 3.1m (10' 1") x 3.0m (9' 9") – 9.3 sq m (98 sq ft) window to side, ceiling mounted air conditioning unit

Office 2/meeting room – 3.2m (10' 6") x 3.0m (9' 9") – 9.6 sq m (102 sq ft) door leading to fire escape

Total usable area 144.3 sq m (1553 sq ft)

There are shared cloakroom and kitchen facilities available as well as break-out/rest areas including a games room.

8 car parking spaces are reserved in the car park to the rear for this suite.

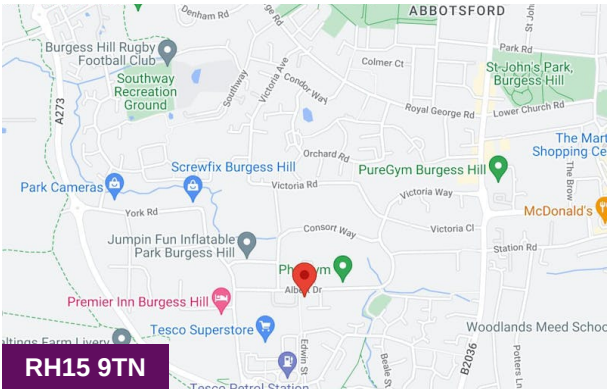
A new sublease is available, length to be agreed but excluded from the renewal provisions of the Landlord & Tenant Act 1954

Rent includes Wifi, use of services, electricity, building insurance, car parking, cleaning of common areas etc.

Available now for immediate occupation

Location

Office suite to let in the Acora building located along Albert Drive in the heart of Burgess Hill trading estate.



Viewing & Further Information



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