

# Rolfe East



Bolney Grange Business Park, Bolney, RH17 5PA

£300,000

- \*Please note the plans are for guidance purposes only and are not to reflect the actual layout - front extension area.
- \*\* PLEASE NOTE FRONT EXTENTION OF BUILDING WAS NEVER BUILT AS SHOWN ON THE PLANS

# Stairbridge Court Bolney Grange Business Park, Bolney RH17 5PA

Within minutes of the A23 and the leafy village of Bolney, these office units are perfectly positioned for businesses and individuals looking for work space with easy access to both London and the coast. Built to the highest specifications, they offer contemporary work spaces with parking.

This is Unit 4 - a two storey premises with self-contained offices on both the ground floor and first floor. Each office benefits from a kitchen and WC, plus they have their own street entrance. They enjoy ample glazing framing views, so they are peaceful spaces which help facilitate a calm working day. These offices come with a total of 6 parking spaces between them, ideal for both colleagues and customers who will find the journey easy from Brighton & Hove which is just a 20-minute drive south, while Gatwick Airport is just 10-minutes by car.

In brief:

Style: 2 commercial office units

Location: Bolney Grange business Park

Floor Area: Please see floor plans

Facilities: kitchenette, WC

Parking: 6 Parking bays to the front

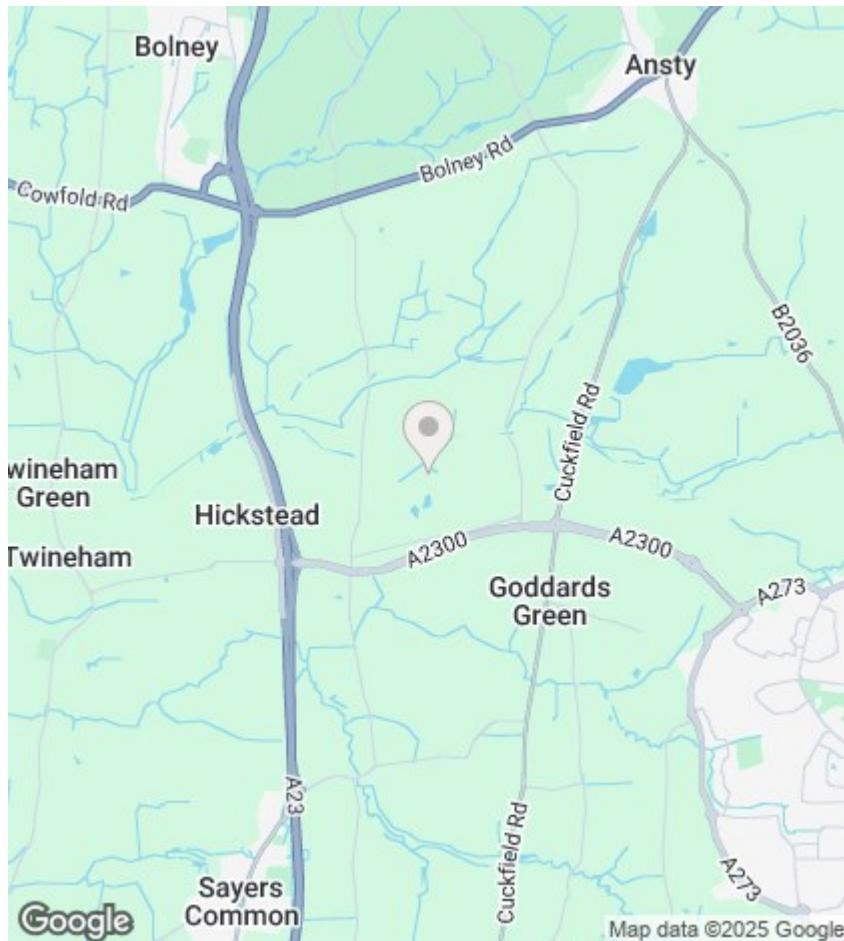
It is well connected for excellent transport routes as well as venues for corporate entertaining, these commercial offices are impressive on approach sitting well within their countryside environs. It has been built using the traditional materials of red brick and clay tiling but have ample glazing on a uniform gabled façade. This premises is for sale offering two completely self-contained office spaces spanning the ground and first floors of Unit 4 which sits centrally within a mews of six units; each with several allocated parking spaces.



Council Tax Band: Exempt







## Directions

## Viewings

Viewings by arrangement only. Call 020 8566 0288 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

