



# ALBOURNE COURT

**BRAND NEW  
CONTEMPORARY OFFICES  
READY FOR OCCUPATION**

**45% pre-sold**

**Environmentally considerate design with ample on site car parking**

**1,280 – 16,866 sq ft**

(118.90 – 1,566.90 sq m)

To Let or For Sale



A development by  
**ALTYRE**  
PROPERTIES

**ALBOURNE COURT, HENFIELD ROAD, ALBOURNE, WEST SUSSEX**



## A GREAT LOCATION FOR BUSINESS

Albourne Court occupies a prime location for business, benefiting from being just off the A23 Dual Carriageway, but occupying a tranquil rural setting. Albourne is situated approximately 15 miles south of Crawley and 10 miles north of Brighton in the heart of Sussex.

The new development benefits from both far reaching views across farm land and the amenities of Albourne village, as well as being a short car journey from the thriving town of Burgess Hill.

Albourne Court is located to the northern side of the Henfield Road (B2116), which is just off the B2118 which links a short distance to the south with the A23/M23, offering quick access to the national motorway network. London Victoria can be reached from both Burgess Hill and Gatwick train stations (travel time 63 & 30 minutes respectively).



## ALBOURNE COURT

Albourne Court provides two terraces of purpose built office buildings. The scheme is capable of providing up to 9 self contained office units each offering modern, state of the art accommodation arranged over the ground and first floors.

## THE RIGHT BUSINESS ENVIRONMENT

Each unit will benefit from the following amenities:

- Modern flexible open plan office accommodation
- Under floor heating
- Fully carpeted
- Excellent natural light
- WC facilities
- On site parking for 53 cars allocated on a pro rata basis
- Highly insulated buildings (lower running costs)

## ACCOMMODATION

	Unit	Sq. ft.	Sq. m.	Rent P.A.X.	Sale Price
<b>Building I</b>	1	1,299	120.6		<b>SOLD</b>
	2	1,280	118.9	£22,400	£320,000
	3	1,999	185.7	£34,950	£499,750
	4	3,262	303.1	£57,085	£815,500
	5	2,136	198.5	£37,380	£534,000
	6	2,174	202.0	£38,045	£543,500
<b>Building II</b>	7	1,578	146.6		<b>SOLD</b>
	8	1,560	144.9		<b>SOLD</b>
	9	1,578	146.6		<b>SOLD</b>
<b>TOTAL</b>		<b>16,866</b>	<b>1,566.9</b>		

The development caters for up to 9 units on the site, although the units can be combined. Measurements are provided on a Net Internal basis.



## TERMS

Units are available for sale or to let on new 10 year FR&I leases.

## VAT

Rent and sale price will be subject to VAT.

## SERVICE CHARGE

There will be a nominal service charge to cover estate maintenance.

## BUSINESS RATES

To be assessed on completion of the development.

## LEGAL FEES

Each party to bear their own legal costs incurred.

## VIEWINGS

Strictly by appointment through the joint sole agents.



Please contact:



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