



**hamlyn
smith.**

Keymer Road, Hassocks, BN6 8AD

£625 Per

hamlyn smith.

 0 Bedrooms

 1 Receptions

 1 Bathrooms

Flexible office/workspace to rent in a central Hassocks location, just a short walk from the High Street and railway station.

Comprising a bright open-plan office, additional office/storage space, and access to a high-specification kitchen and shared WC facilities. Offered on a flexible sub-let basis with only infrequent use of the shared areas by the existing occupier. Benefits include a private entrance, excellent natural light, CCTV and flexible lease terms. Viewing by appointment.

- Commercial Premises To Let
- Short or Long-Term Rental Options
- Central Hassocks location
- Ideal for Small Businesses
- Bespoke and High-End Kitchen with working appliances
- Separate Toilet
- Bills to be negotiated separately
- Separate Office Space to the rear with Ethernet & Sockets
- Private Entrance







hamlyn smith.

 50 Goldstone Villas, Hove, BN3 3RS

 01273 762222

 hello@hamlynsmith.co.uk

Office & Kitchen Space Available To Rent – Flexible Short or Long-Term Terms

Conveniently positioned just off Hassocks High Street, this well-presented commercial space offers flexible accommodation ideal for a wide range of businesses seeking a professional base in a central and accessible location.

Accessed via its own private rear entrance, the property comprises a bright and versatile open-plan office/workspace with ample room for desks, workstations, meeting areas or collaborative working. The space is well-equipped with numerous power points and benefits from excellent natural light throughout, creating a comfortable and productive working environment.

To the rear is a separate office/storage area, providing additional workspace with fitted shelving, desk space and further power points, making it suitable for storage, administration or private working.

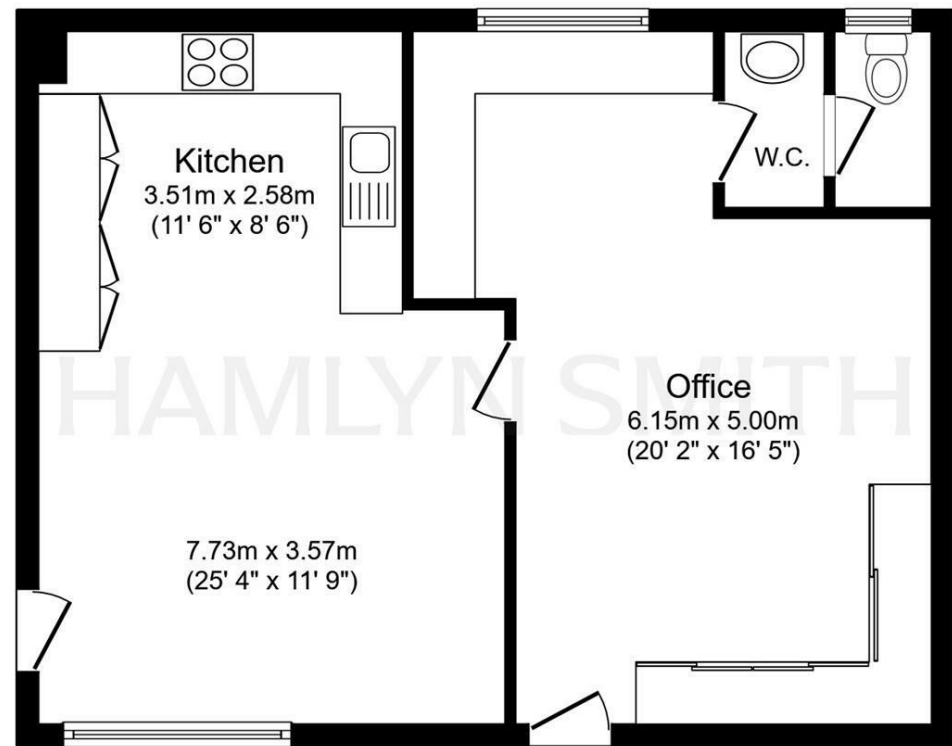
Occupiers will benefit from access to a well-appointed kitchen area and shared WC facilities. The kitchen has been finished to a high standard and includes extensive cabinetry, granite worktops, a Quooker boiling water tap, induction hob, integrated oven, dishwasher, fridge, freezer and ample storage. As the premises are occupied by another commercial business, the arrangement is offered on a sub-let basis. However, the kitchen facilities are only used infrequently by the existing occupier, and the WC is shared on an occasional basis, allowing for a flexible and practical working arrangement with minimal interruption to day-to-day operations.

The premises also benefit from CCTV and security sensors already in place, providing additional peace of mind and potentially helping to reduce insurance costs.

The space would suit a variety of occupiers, including start-ups, consultants, creative businesses, designers, marketing agencies, therapists, online retailers, or any business seeking flexible and affordable workspace close to local amenities and transport links.

Situated in the heart of Hassocks, just a short walk from local shops, cafés and Hassocks railway station, this represents a rare opportunity to secure adaptable commercial premises in a highly convenient location. The flexible nature of the sub-let arrangement makes it particularly appealing for businesses looking for a straightforward, cost-effective solution without the commitment of a traditional long-term lease.

Flexible lease terms available. Viewings strictly by appointment only.



Floor Plan

Total floor area: 57.5 sq.m. (619 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io