

TO LET

**CRICK
MAY**
CHARTERED SURVEYORS

**PROMINENT TOWN CENTRE OFFICES
WITH CAR PARKING
179.12 - 607.03 SQ M (1,928 - 6,534 SQ FT)**

35 Perrymount Road, Haywards Heath, RH16 3BW



Summary

Available Size	1,928 to 6,534 sq ft
Rent	£21 per sq ft per annum exclusive plus VAT
Business Rates	3rd Floor Front Suite - Rateable Value of £68,500 with a UBR of 51.2 p in £. Fifth Floor Front Suite - Rateable Value of £27,750 with a UBR of 49.9 p in £
Service Charge	£6.68 per sq ft per annum exclusive is the current figure payable.
EPC Rating	B (50)

Location

Haywards Heath is an affluent commuter town located approximately 8 miles south of Crawley / Gatwick Airport and 12 miles north of Brighton and can be easily accessed via the A23, which is approximately 5 miles to the west. Haywards Heath's mainline railway station offers direct services to London terminals in approximately 44 minutes.

The building is located in a prominent position on Perrymount Road, which forms the central business location in Haywards Heath. Haywards Heath mainline railway station and Waitrose supermarket are within a 5 minute walk together with the town's vast array of shops and restaurants.

Description

Premises comprise open plan office suites at third and fifth floors within this purpose built office building. The building offers 24 hours a day access with the benefit of a manned reception.

Specification

- Excellent natural light
- Intercom and fire alarm
- Suspended ceilings
- Inset lighting
- Perimeter trunking
- Air conditioning
- Carpeted office area
- Communal male and female WC's
- Allocated parking - 1:572 sq ft
- 3rd Floor suite benefits from a kitchenette and break out area

Accommodation

The accommodation comprises the following approximate net internal floor areas:-

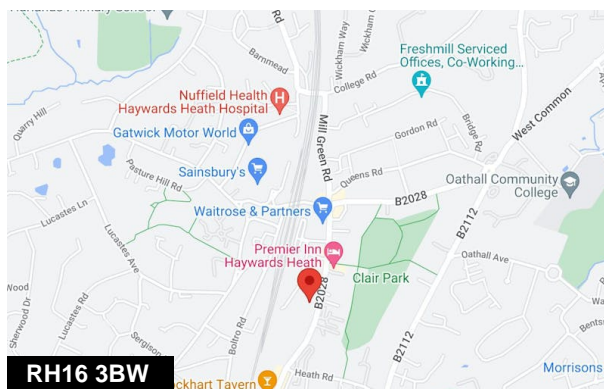
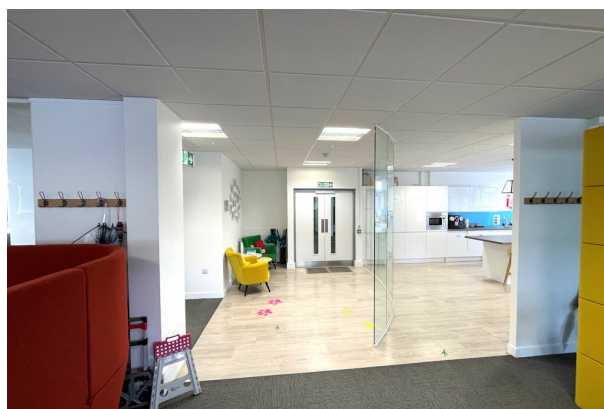
Description	sq ft	sq m
Third Floor Front Suite	4,606	427.91
Fifth Floor Front Suite	1,928	179.12
Total	6,534	607.03

Terms

The suites are available by way of flexible leases on terms to be agreed.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



