

**TO LET / FOR SALE**

**STAND ALONE OFFICE BUILDING  
782 SQ FT/72.7 SQ M  
IN EXCELLENT TOWN CENTRE LOCATION**

Shepton, Paddockhall Road, Haywards Heath, RH16 1HF



## Summary

<b>Available Size</b>	782 sq ft
<b>Rent</b>	Rent on application
<b>Price</b>	Offers in excess of £255,000
<b>Rateable Value</b>	£12,500
<b>EPC Rating</b>	D (95)

## Location

Paddockhall Road is situated just off the B2272 which is one of the main thoroughfares through Haywards Heath and is home to a mix of retail and office occupiers.

Haywards Heath is an affluent commuters town located approximately 8 miles South of Gatwick and 12 miles North of Brighton. Haywards Heath's mainline railway station is just 0.1 miles away and offers direct services to London terminals in 44 minutes.

## Description

This property comprises a detached two storey building in a raised position off Paddockhall Road and benefits from a number of car parking spaces and garden areas around it.

The ground floor is configured to provide a number of office areas as well as a kitchen and toilet whilst the first floor provides 3 offices and is accessed from an internal staircase.

The sale is to include two double garages within the adjoining block.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	458	42.55
First Floor	324	30.10
<b>Total</b>	<b>782</b>	<b>72.65</b>

## VAT

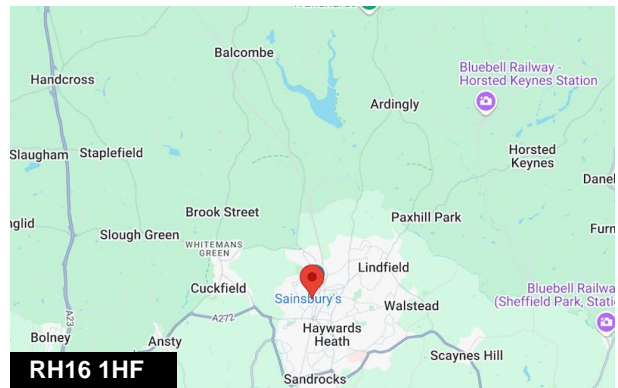
VAT may be applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.

## Paddockhall Chambers

Interested parties should note that the neighbouring office building known as 'Paddockhall Chambers' is also available For Sale or To Let, further information upon request.



## Viewing & Further Information



**Alexander Mullett**

01444 443400 | 07595 619416

am@crickmay.co.uk

More details @ [crickmay.co.uk](http://crickmay.co.uk)



**Crickmay Chartered Surveyors**

7 Muster Green, Haywards Heath, West Sussex, RH16 4AP

T: 01444 443400 | [crickmay.co.uk](http://crickmay.co.uk)

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.



