

TO LET

**WELL SPECIFIED GROUND FLOOR OFFICES
80.18 SQ M (863 SQ FT)**

Citycal House, 12 Bridge Road, Haywards Heath, RH16 1TX



Summary

Available Size	863 sq ft
Rent	£15,000 per annum exclusive.
Business Rates	From April 2023 the premises have a Rateable Value of £4,750 with a UBR of 49.9 p in £. 100% small business rates relief is available subject to a tenant's status.
Service Charge	The tenant shall pay a contribution towards utilities together with a modest service charge. Further details upon application.
EPC Rating	Upon Enquiry

Location

Bridge Road is situated approximately one mile north of Haywards Heath town centre and half a mile east of the mainline railway station, which offers regular services to London/Brighton.

Haywards Heath is located on the main A272 which allows access to A/M23, Gatwick, M25 and A22 London/Eastbourne Road.

Description

Bridge Road Business Park is a popular industrial estate. The subject unit is an end of a terrace two-storey business unit that has been converted into well specified office accommodation.

Accommodation is available at ground floor only and is available from 1st October 2023.

Specification

- Security alarm (not tested)
- Emergency lighting
- Perimeter trunking
- Suspended ceiling
- CAT II lighting
- Gas fired boiler
- Air-conditioning
- Carpeting throughout
- 3 car parking spaces

Accommodation

The premises have the approximate gross internal floor areas:

Description	sq ft	sq m
Ground Floor	863	80.18

Terms

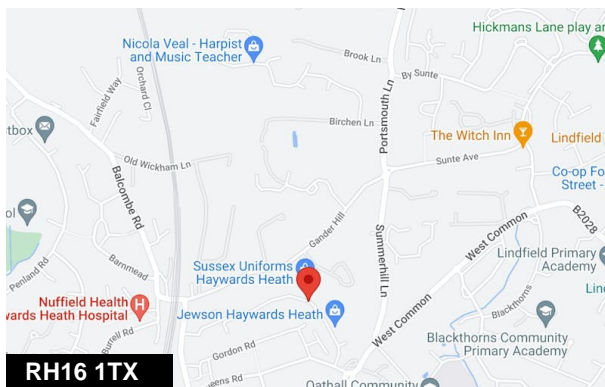
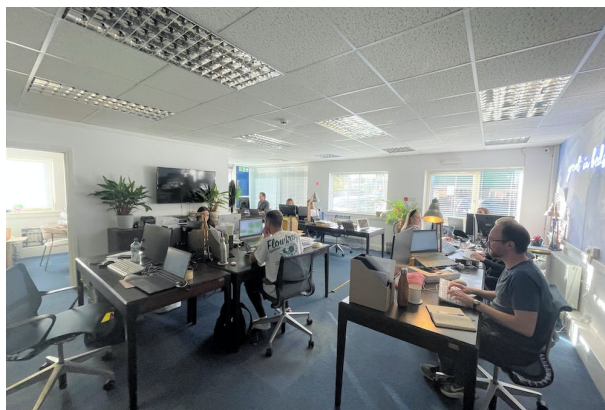
A new internal repairing and insuring lease is available upon terms to be agreed.

VAT

VAT will not be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



James Hamblyn

01444 708989 | 07341 775505

jrh@crickmay.co.uk



Jonathan Mack

01403 756510 | 07557 562699

jm@crickmay.co.uk

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



Crickmay Chartered Surveyors

Aberdeen House, South Road, Haywards Heath, West Sussex, RH16 4NG

T: 01444 443400 [crickmay.co.uk](https://www.crickmay.co.uk)

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