

TO LET

**Graphic House, 14-16 Sussex Road,
Haywards Heath
RH16 4EA**



**SELF-CONTAINED OFFICES
WITH CAR PARKING**

Location

Haywards Heath is an affluent commuter town in Mid Sussex, approximately 8 miles south of Crawley (a Gatwick Airport) and 12 miles north of Brighton and Hove. The A23 is conveniently situated five miles to the west, accessed via the A272.

Location Plan



Accommodation

The premises have the following approximate net internal floor areas:

SUITE 1

First Floor Rear 49.24 sq. m 530 sq. ft
This suite includes 1 car park space.

SUITE 4

Second floor front 97.55 sq. Ft 1,050 sq. ft
This suite includes 2 car park spaces.

Description

The premises comprise newly re-decorated, self-contained office at first and second floors.

Amenities

- Cat II Lighting
- Double glazing
- Carpeting
- Electric heating
- Car parking
- Shared male and female WC's

Lease

New full effective repairing and insuring leases are available on terms to be agreed.

VAT

VAT is not applicable on the terms quoted.

Rent

First floor rear £6,000 pax
Second floor front £11,000 pax

Service Charge

Suite 1 £3,216.58pa (YE 2019)

Suite 2 £7,744.25pa (YE 2019 includes electricity)

Legal Costs

Each party to bear their own legal costs.

Possession

Upon completion of legal formalities.

Energy Performance Certificate

The property has been rated as D88

Timing

The unit is available for immediate occupation.

Viewing and Further Information

For further information or to arrange an inspection, please contact:

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