

TO LET

**DETACHED BUILDING CLOSE TO TOWN CENTRE
SUITABLE FOR A WIDE RANGE OF USES STPP
297.75 SQ M (3,205 SQ FT)**

22-24 Sussex Road, Haywards Heath, RH16 4EA



Summary

Available Size	3,205 sq ft
Rent	£55,000 per annum exclusive
Business Rates	A Rateable Value of £26,000 with a UBR of 49.9p in £.
EPC Rating	Upon enquiry

Location

Situated on Sussex Road, within Haywards Heath's town centre. Sussex Road connects easily to the wider road networks, providing access to the A272 and A23 with onward routes to the south coast, Gatwick Airport and London. Haywards Heath railway station provides frequent mainline services to London and Gatwick terminals.

Description

The property comprises a stand alone, detached building providing flexible accommodation over the ground and 1st floors. The ground floor is currently configured to provide a retail area to the front and multiple treatment rooms to the rear, although this layout could be altered to suit an in going Tenant. The first floor provides a good mix of offices, a conference room and meeting rooms, all fitted out a good standard with carpet tiles, UPVC windows and sound proofing throughout.

The building benefits from gas central heating via two systems, each comprising of a boiler and wall mounted radiators. Air conditioning has been installed throughout. A large tarmac surface area to the rear provides ample parking for the premises, further spaces are available to the front of the building.

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	1,600	148.64
First Floor	1,605	149.11
Total	3,205	297.75

Lease

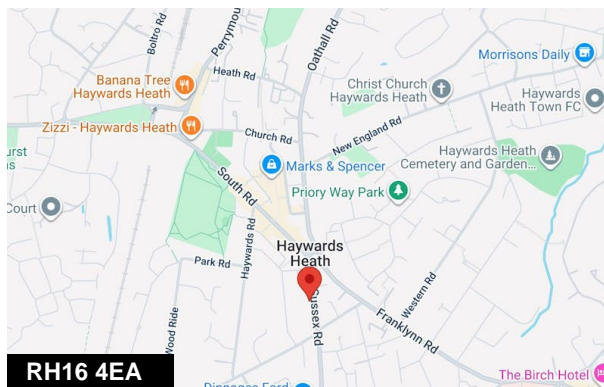
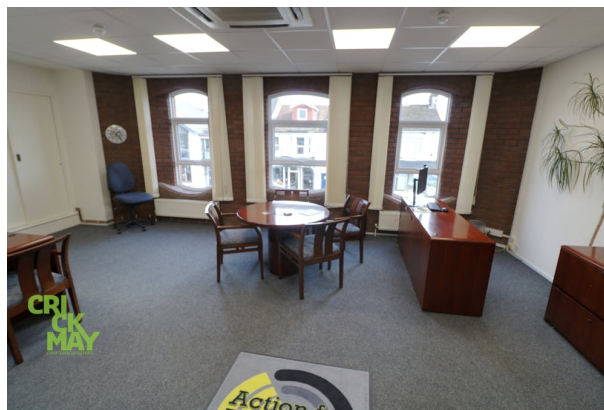
The premises are available by way of an assignment of the existing lease which expires in December 2027. Interested parties should note that a new lease may be available directly with the Landlord if preferable, further information available upon request.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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