

TO LET

**CRICK  
MAY**  
CHARTERED SURVEYORS

**PRESTIGIOUS FIRST FLOOR OFFICES  
412.12 SQ M (4,436 SQ FT)**

First Floor, Hayworthe House, Market Place, Boltro Road,  
Haywards Heath, RH16 1DB



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MAY**  
CHARTERED SURVEYORS

## Summary

<b>Available Size</b>	4,436 sq ft
<b>Rent</b>	£23.50 per sq ft per annum exclusive
<b>Business Rates</b>	Rateable Value of £62,500 with a UBR of 54.6 p in £
<b>Service Charge</b>	A service charge shall be applicable towards the upkeep and maintenance of the common parts. Further details upon application.
<b>EPC Rating</b>	D (94)

## Location

Haywards Heath is an affluent commercial centre in the heart of Mid Sussex within easy access of the A23 and A272. Brighton is approximately 18 miles to the south and Horsham approximately 13 miles to the north-west.

Haywards Heath mainline railway station is conveniently located opposite and offers frequent services to London, Gatwick and Brighton. The Broadway and South Road's shopping facilities and restaurants are also within easy walking distance.

## Description

Premises comprise self-contained accommodation over the entire first floor, providing cellular office space.

N.B. The landlord is to undertake refurbishment works before a new tenant takes occupation to include new LED lighting, replacement flooring and to redecorate throughout.

The premises also benefit from the following amenities:

## Specification

- Self-contained with own entrance
- Reception
- Excellent natural light
- Central heating and air conditioning
- Security alarm (not tested)
- Meeting rooms
- Kitchen with spacious break area
- Male/female WC's
- Multiple EV charging points
- 18 car parking spaces

## Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
First Floor Total	4,436	412.12

## Lease

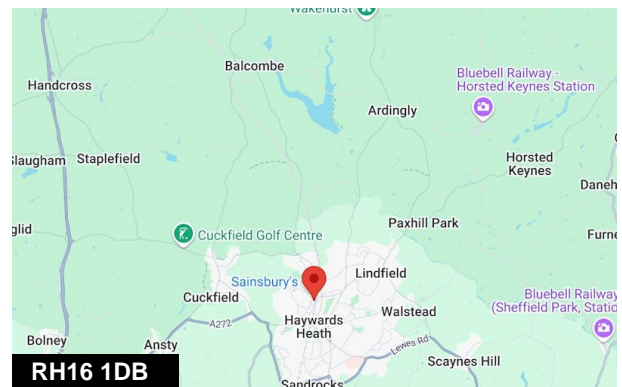
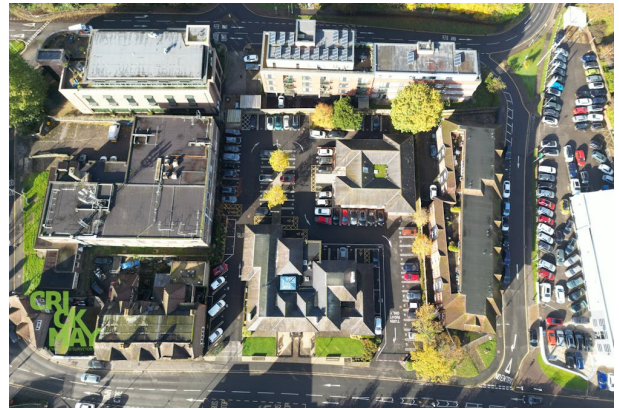
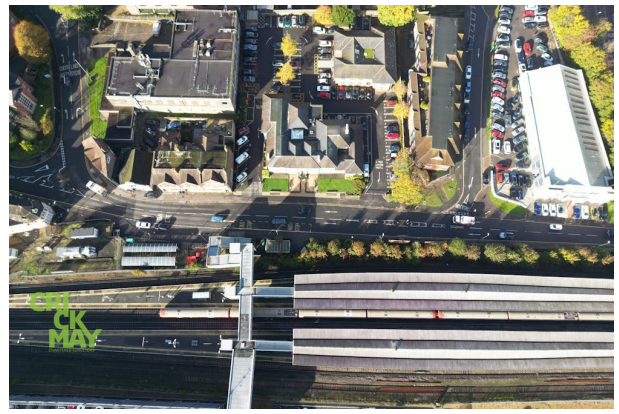
A new full repairing and insuring lease is available on terms to be agreed.

## VAT

VAT will 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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**Crickmay Chartered Surveyors**

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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.



Regulated by



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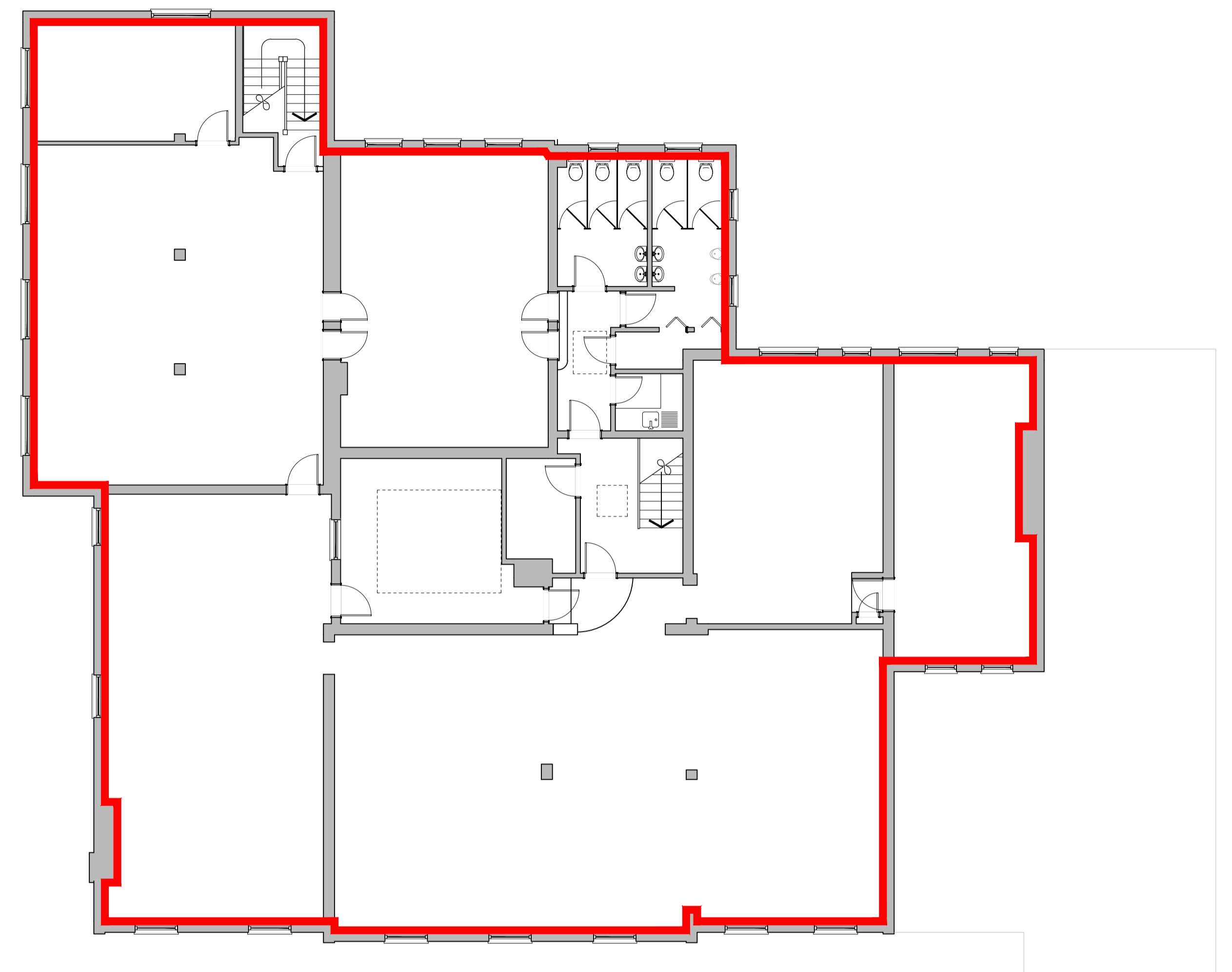


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notes  
 Where applicable this drawing to be read in conjunction with Structural engineers and specialist sub contractors' details, specification and drawings  
 Do not scale from this drawing








**ground floor layout** scale 1:100



**first floor layout** scale 1:100



**Key:**

-  Tenant's demise
-  Common Ways
-  Allocated car parking
-  Estate Road
-  Fire Escape Route

**Lease Plan Issue**

project  
 Car parking layout Hayworthe House & Villa, Haywards Heath

title  
 Legal Demise Plan, Hayworthe House - First Floor

scale 0 01  
 1:100@A1

date  
 May '19

drawn  
 c.coulthard

job number  
 d105

drawing number  
 202

revision  
 -



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