

TO LET

**FIRST FLOOR OFFICE SUITE
IN PROMINENT LOCATION WITH CAR PARKING
113.43 SQ M (1,221 SQ FT)**

38 - 42A South Road, Haywards Heath, RH16 4LA



Summary

Available Size	1,221 sq ft
Rent	£19,536 per annum exclusive.
Rates Payable	£7,154.66 per annum
Rateable Value	£14,338
Service Charge	£1,600 per quarter plus VAT is currently payable and includes all utilities including electricity consumed within the office.
EPC Rating	C (70)

Description

The office suite is at first floor to the front of this modern building and is available immediately.

Location

Haywards Heath is an affluent commuter town located approximately 8 miles south of Crawley/Gatwick Airport and 12 miles north of Brighton and can be easily accessed via the A23, approximately 5 miles distant. Haywards Heath's mainline railway station offers direct services to London terminals in approximately 44 minutes.

The premises are situated on South Road above HSBC Bank, within the town's prime shopping area and are accessed via a self-contained street entrance or alternatively, vehicular and pedestrian access is available from the car park area to the rear.

Accommodation

The premises have the following approximate net internal floor areas:

Description	Sq ft	Sq m
1st Floor Front Suite	1,221	113.43

Specification

- Gas fired central heating
- Cat II fluorescent lighting
- Air-conditioning
- Raised floors
- Carpeting throughout
- Double glazing
- Door telephone entry system
- Male and female WC's
- Kitchenette
- 3 car parking spaces

Terms

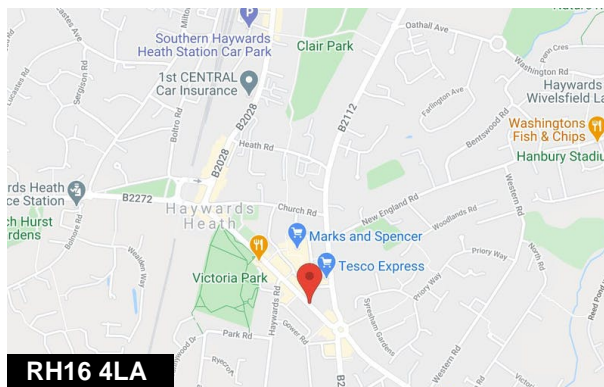
A new full repairing and insuring lease is available on terms to be agreed.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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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.

