



45A High Street

Heathfield, TN21 8HU

**Heathfield - Town centre,
High Street, self-contained
office suite to let. The lower
ground floor is also available
under a separate listing**

358 sq ft
(33.26 sq m)

- Town centre, High Street
- Potential to claim 100% exemption on business rates as rateable value less than £12,000 (subject to conditions)
- Self contained office suite with kitchen and cloakroom

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Summary

Available Size	358 sq ft
Rent	£5,000 per annum
Rateable Value	£4,000
EPC Rating	E (122)

Description

Self-contained town centre office suite arranged as follows:

Entrance door at side of building to lobby with stairs to first floor landing. Doors to:

Front office (1) 3.8m (12' 6") into alcove x 3.6m (11' 9") – 13.7 sq m (147 sq ft.) Window over looking the High Street, wall heater, carpet.

Side office (2) 2.4m (7' 9") x 2.9m (9' 6") – 7.0 sq m (74 sq ft) window to side, carpet, spot lights, door to:

Cloakroom fitted with low level wc and wash hand basin

Rear office (3) 'L' shaped 3.9m (12' 9") x 1.5m (5') plus 1.4m (4' 6") x 3.0m (9' 9") – 10.1 sq m (108 sq ft) window to rear, wall heater, carpet

Kitchen 1.7m (5' 6") x 1.6m (5' 3") – 2.7 sq m (29 sq ft) fitted with stainless steel sink unit and shelving.

Total usable area including kitchen 33.5 sq m (358 sq ft).

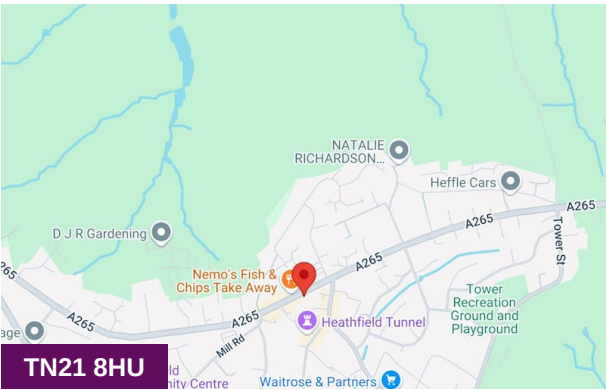
New lease available, length to be agreed on normal proportionally full repairing and insuring basis.

Available September 2025

The lower ground floor space is also available at a rent of just £5,000pa - please refer to separate listing

Location

Character office suite occupying a prominent position in the High Street, being end of terrace and immediately above a tanning studio and adjoining Leppard Butchers. Positioned directly opposite the traffic light controlled pedestrian crossing in the centre of town.



Viewing & Further Information



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