

TO LET

**MODERN OFFICES WITH PARKING
ON FLEXIBLE TERMS
57.60 SQ M (620 SQ FT)**

Burns House, Harlands Road, Haywards Heath, RH16 1PG



Summary

Available Size	620 sq ft
Rent	£23 per sq ft per annum exclusive.
Business Rates	Rateable Value of £8,700 with a UBR of 49.9 p in £. 100% small business rates relief is available subject to a tenant's status.
Service Charge	£4.17 per square foot, per annum exclusive shall be applicable towards the upkeep and maintenance of the common parts and includes heating and water.
EPC Rating	E (117)

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. The premises are situated in a recognised office area, conveniently situated close to the mainline railway station, which provides good services to London, Brighton and the South Coast. The numerous shopping facilities and restaurants in South Road and The Broadway are within walking distance.

Description

Burns House offers modern office accommodation over five floors.

The suite is available at ground floor offering open plan office accommodation with good natural light and benefits from the following amenities:

Specification

- 24 hour access with video entry-phone system
- CCTV and building alarm system
- 8 person passenger lift
- CAT II lighting
- Perimeter trunking
- Oil fired central heating
- Kitchen and WC facilities
- Shared shower facilities
- 2 allocated car parking spaces

Accommodation

The premises have the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor North Suite	620	57.60

Lease

A new effectively full repairing and insuring lease is available on flexible 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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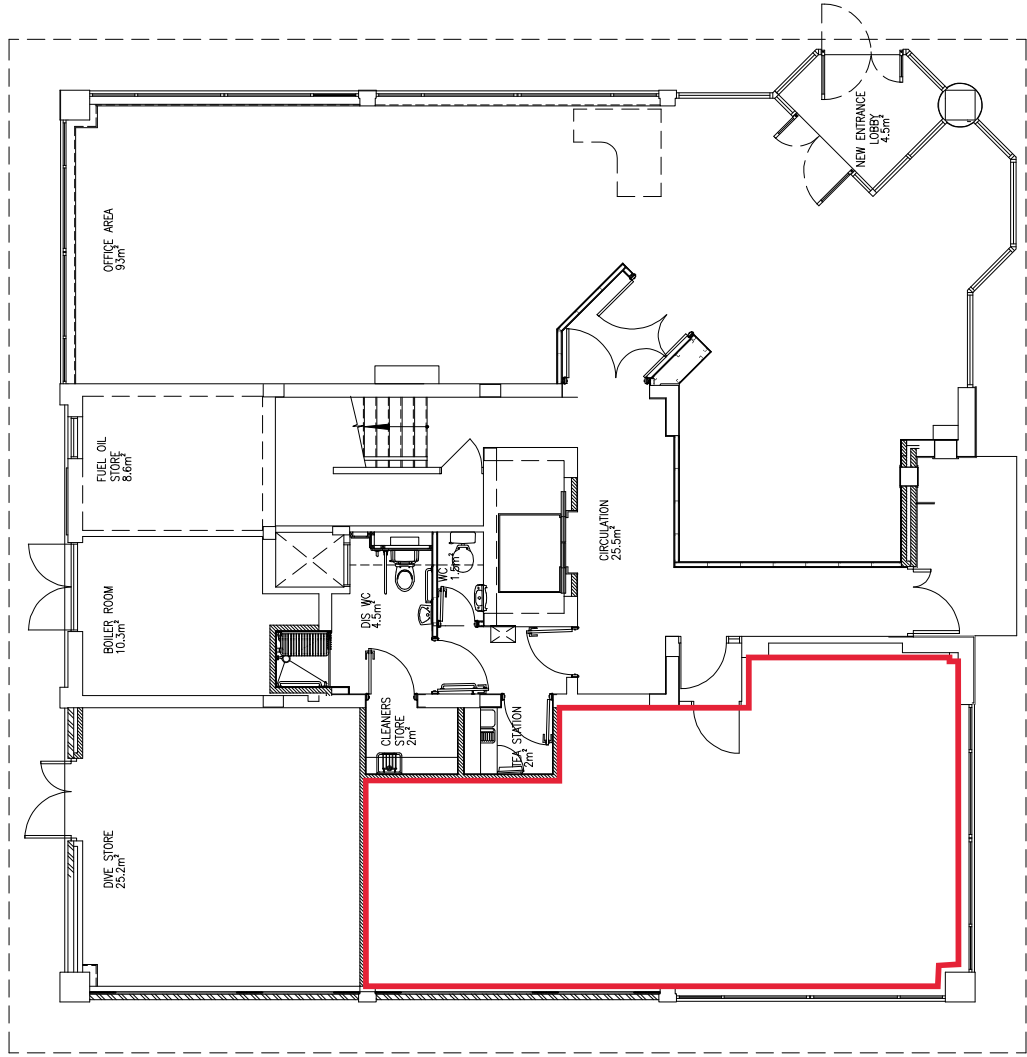
Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



DO NOT SCALE

DRG No.

NOTES



GROUND FLOOR
PRELIMINARY

REV	DATE	DESCRIPTION	BY	CHK	APP

REVISIONS

HAYWARDS HEATH
GROUND FLOOR

TITLE
OFFICE ARRANGEMENT

HAYWARDS UK LTD
Haywards UK Ltd
Haywards UK Ltd
Haywards UK Ltd
Haywards UK Ltd

ROYAL HAREWOOD
Royal Harewood
Royal Harewood
Royal Harewood
Royal Harewood

DRAWN: KL	CHECKED: PASSED
DATE: 02.02.09	CLIENT'S REF.
SCALE: A1 1:50	AUTOCAD REF: Haywards Ltd
DRAWING No.	REVISION