



## 2nd floor North Suite

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

**Refurbished offices with  
allocated parking.**

**1,315 sq ft**  
(122.17 sq m)

- recently refurbished
- allocated parking
- private kitchen area
- structured cabling
- LED Lighting
- 24 hour access
- convenient for railway station

# 2nd floor North Suite, Burns House, Harlands Road, Haywards Heath, RH16 1LR

## Summary

<b>Available Size</b>	1,315 sq ft
<b>Rent</b>	£19.50 per sq ft
<b>Rateable Value</b>	£24,250
<b>Service Charge</b>	£4.17 per sq ft includes heating and water rates
<b>VAT</b>	Applicable. All figures are exclusive of but subject to VAT
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (117)

## Description

Oldfield Smith & Co are delighted to offer to let the north suite on the 2nd floor of the popular Burns House development.

The suite benefits from outstanding natural light, with large triple aspect double glazed windows. It is fitted with central heating, fitted carpets and a video entryphone system. 24 hour access is available, with a passenger lift connecting all floors.

There are excellent communication links, with the building being a short walk from Haywards Heath railway station and well served by local bus routes. There are good road links to the A272 and from there to the A23 with connections to Brighton to the south and Crawley and Gatwick to the north.

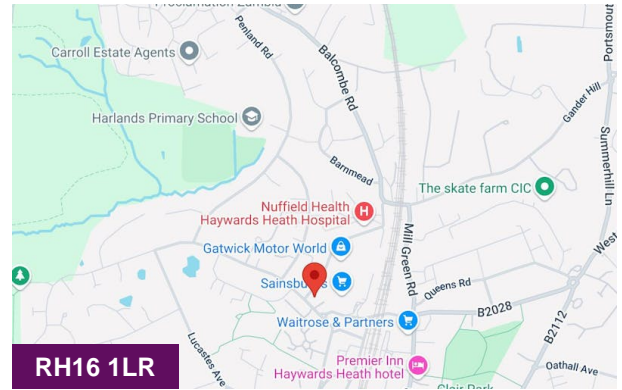
## Location

Central Haywards Heath, within walking distance of the mainline railway station. Located on the corner of Harlands Road and Burrell Road, the property is convenient for the popular Burrell Road trading Estate and within easy reach of the town centre.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - North Suite	1,315	122.17	Available
<b>Total</b>	<b>1,315</b>	<b>122.17</b>	



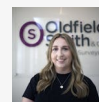
## Viewing & Further Information



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