

FOR SALE

**CRICK
MAY**
CHARTERED SURVEYORS

**FREEHOLD FOR SALE
WITH VACANT POSSESSION
SUITABLE FOR A VARIETY OF USES (STPC)**

Britton House, College Road, Ardingly, Haywards Heath,
RH17 6TT



**CRICK
MAY**
CHARTERED SURVEYORS

T: 01444 443400 | crickmay.co.uk

Summary

| | |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Available Size | 2,928 sq ft |
| Price | Offers in the region of £725,000 |
| Business Rates | Rateable Value from April 2026 of £33,500 with a UBR of 43.2 p in £. Eligible businesses may apply for business rates relief |
| EPC Rating | C (55) |

Location

The village of Ardingly is located approximately three miles to the north of Haywards Heath and some 5 miles from the M23 motorway. Frequent rail connections to London and Gatwick Airport and the South Coast are available from Haywards Heath. The property is located at the northern end of College Road, only a few hundred yards from the High Street where a mixture of local eateries and shops are situated.

Description

The property comprises a detached three-storey building which is currently configured to provide a ground floor reception area leading to open plan office accommodation and benefiting from a separate office and a store area. The first floor provides further open plan office accommodation, together with four further individual partitioned offices/meeting rooms. The second floor has a large meeting area. The building benefits from parking for approximately 14 vehicles.

Specification

- Security and fire alarms
- Reception area
- Air conditioning
- Perimeter trunking
- Suspended ceilings with inset lighting
- Carpeting
- Kitchen/breakout area, with integrated appliances
- WC's including accessible
- 14 car parking spaces
- 1 electric vehicle charging point

Accommodation

The accommodation comprises the following approximate net internal floor areas:

| Description | sq ft | sq m |
|--------------|--------------|---------------|
| Ground Floor | 1,340 | 124.49 |
| First Floor | 1,177 | 109.35 |
| Second Floor | 411 | 38.18 |
| Total | 2,928 | 272.02 |

Tenure

The property is available by way of a sale of the freehold interest with the benefit of vacant possession.

VAT

VAT is not currently 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.



