



Upton House

7 Perrymount Road, Haywards Heath, RH16 3TN

To Let: Prominently Located Refurbished Office Building with 38 Onsite Parking Spaces

689 to 10,862 sq ft
(64.01 to 1,009.11 sq m)

- Newly Refurbished Office Headquarters
- Prime Location on Haywards Heath's Professional Hub
- Excellent Transport Connectivity with Direct Rail Links to London and Brighton
- 38 Secure Onsite Car Parking Spaces
- 1,658 sq ft to 10,862 sq ft Available

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Summary

Available Size	689 to 10,862 sq ft
Rent	£18 per sq ft exclusive
Rateable Value	£205,000 from 1 April 2026
Service Charge	£3.12 per sq ft Further information is available upon request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Description

Upton House provides a selection of newly refurbished, high-quality office suites within an established headquarters-style office building. The accommodation is presented in excellent condition throughout and offers a flexible range of suite sizes suitable for a variety of occupiers, from small professional firms to larger regional businesses.

The available accommodation offers a high degree of flexibility, with suites capable of accommodating both open-plan and cellular office layouts. The efficient floorplates and good levels of natural light provide an attractive and practical workspace, suitable for occupiers seeking modern, functional office accommodation.

The offices are available for immediate occupation, offering a rare opportunity to secure high-quality office accommodation in one of Mid Sussex's most established commercial locations.

Location

Upton House is prominently positioned on Perrymount Road, the main commercial and professional heart of Haywards Heath. This sought-after location is ideal for office occupiers, with excellent connectivity and a wide range of local amenities.

Haywards Heath is a thriving commuter town located 14 miles north of Brighton, 8 miles south of Crawley, and 4 miles north of Burgess Hill. The town benefits from superb transport links, with easy access to the A23, M23, M25, and A272. Gatwick Airport is just 12 miles to the north, making international travel convenient.

Upton House is just a short walk from Haywards Heath mainline station, offering regular direct services to London in approximately 44 minutes. The adjacent Waitrose and nearby Broadway provide a variety of retail, dining, and leisure options, all within walking distance. This central and well-connected location makes Upton House an attractive choice for businesses looking to establish or expand their presence in Mid Sussex.

Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

Specification

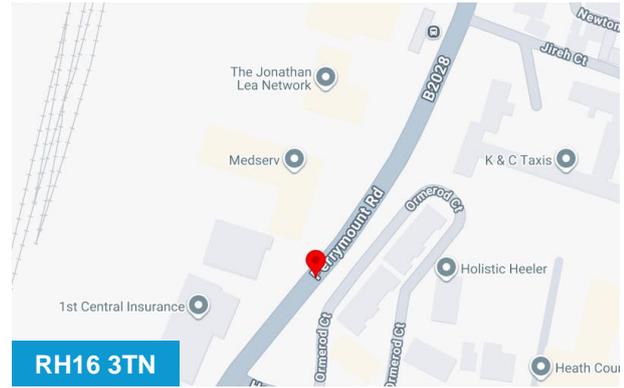
- . Virtual open-plan office layouts
- . New Panasonic VRF air conditioning units on each floor, offering both heating and cooling
- . New suspended ceiling systems with energy-efficient LED lighting
- . New carpet tiles fitted throughout
- . Full internal and external redecoration
- . Newly refurbished WCs with vinyl flooring on each floor
- . Refurbished and repainted double-glazed windows throughout
- . Car park recently relined
- . Excellent levels of natural light across all office areas
- . OTIS 8-person passenger lift serving all floors
- . Data boxes installed on most floors for enhanced connectivity

Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

Terms

Available by way of a Full Repairing and Insuring (FRI) lease, subject to a service charge contribution, which is currently estimated at £3.12 per square foot. Terms to be agreed.



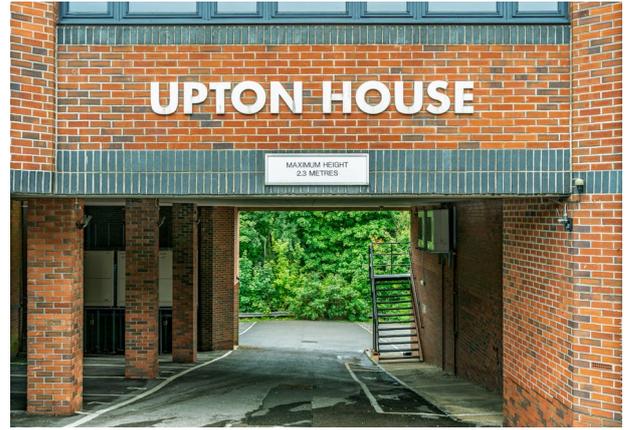
Viewing & Further Information



Oliver Graves

01273 701070 | 07435 099764

oli@gravesjenkins.com









Energy performance certificate (EPC)

Upton House 7 Perrymount Road HAYWARDS HEATH RH16 3TN	Energy rating C	Valid until: 6 August 2033
		Certificate number: 8526-5277-7621-6111-9794

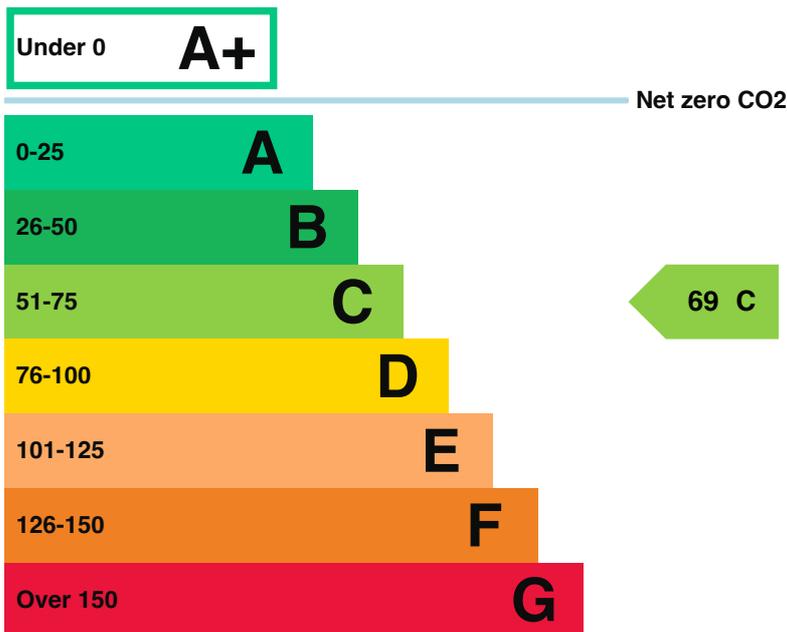
Property type	Offices and Workshop Businesses
Total floor area	1,298 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

21 A

If typical of the existing stock

83 D

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	13.75
Primary energy use (kWh/m ² per year)	146

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6118-5349-6332-5348-6951\)](/energy-certificate/6118-5349-6332-5348-6951).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Martin Zambrano
Telephone	01335 300928
Email	dawn@luisandbell.co.uk

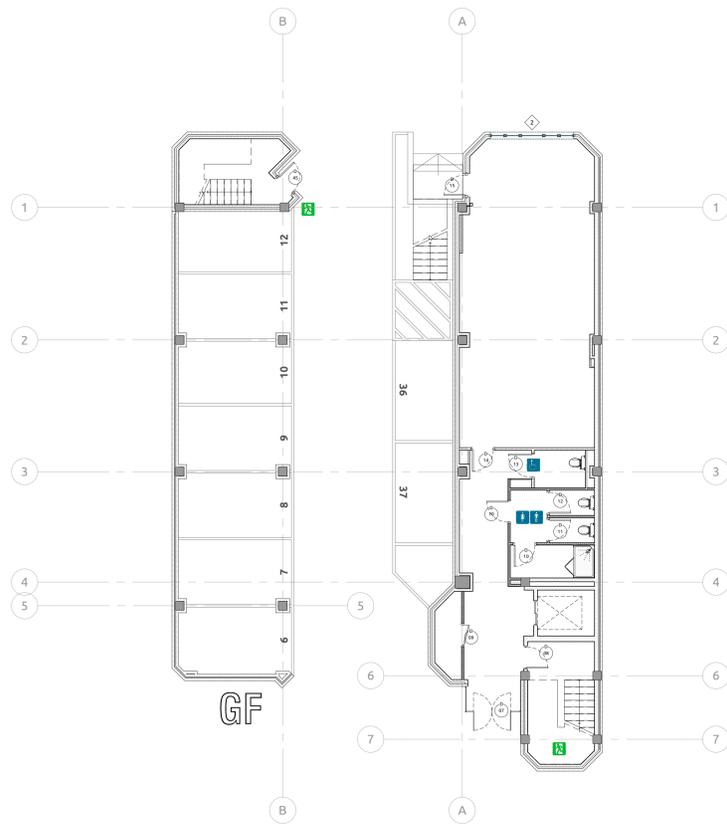
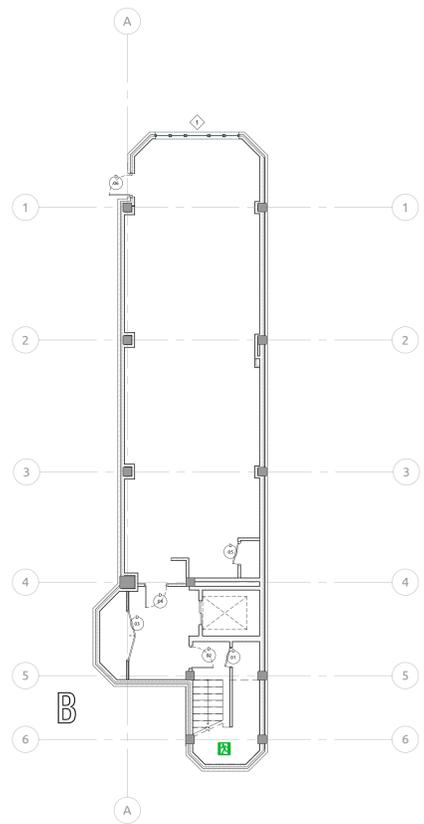
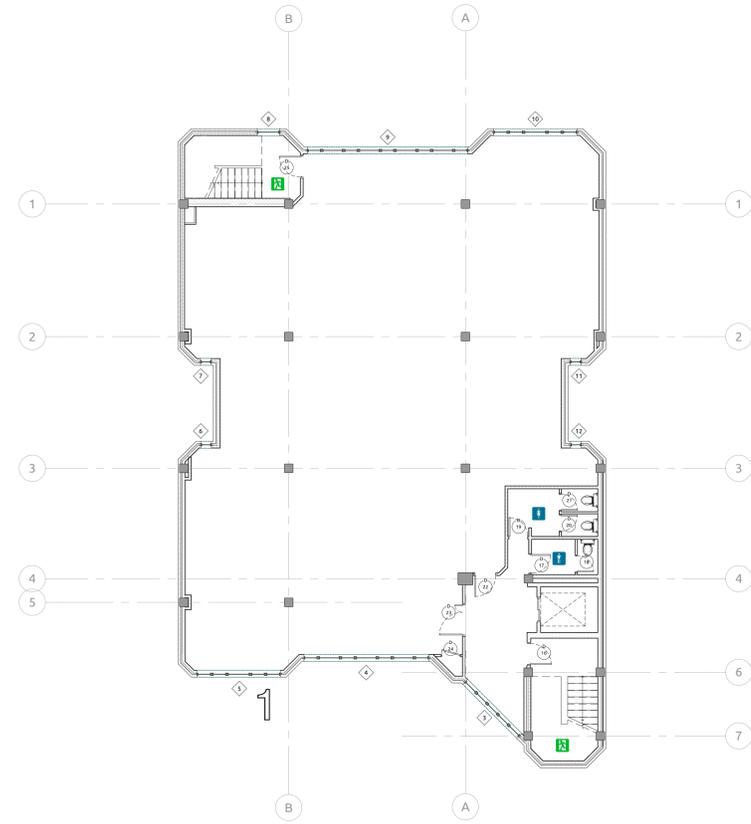
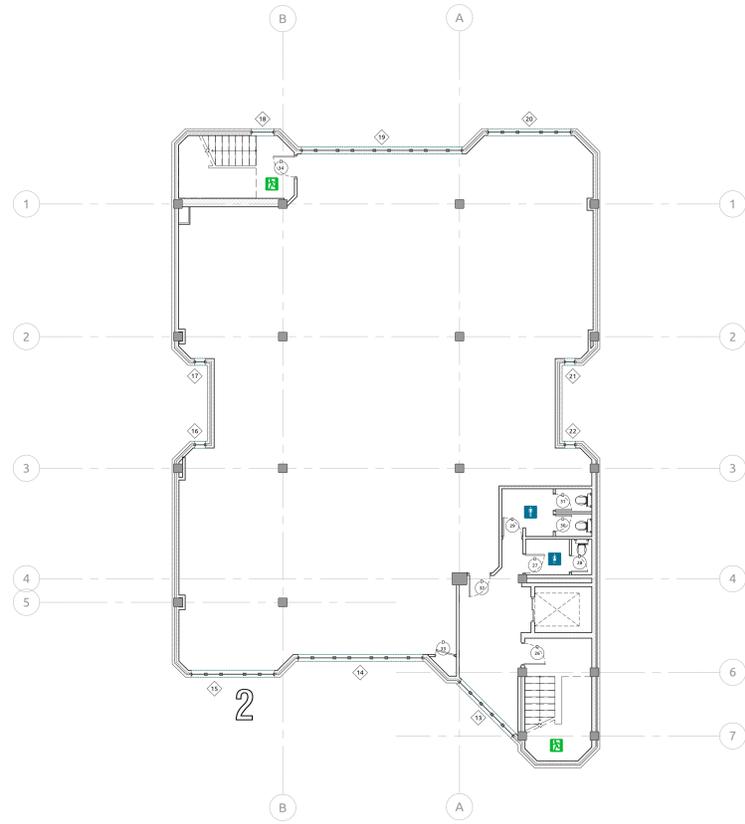
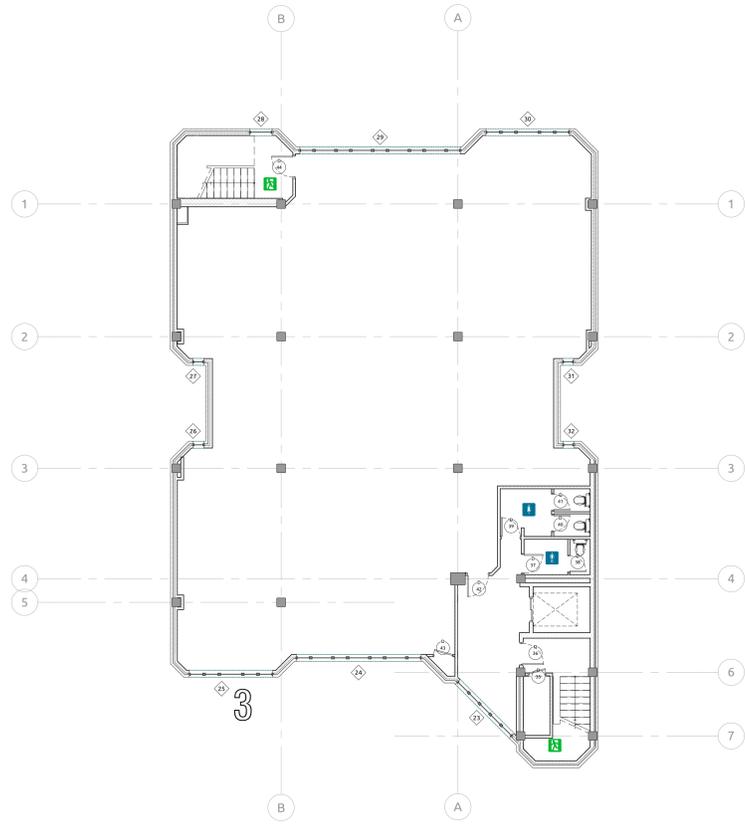
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/022871
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Luis and Bell Surveyors Ltd
Employer address	Ashbourne Business Centre Dig Street AshbourneDE6 1GF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	22 July 2022
Date of certificate	7 August 2023



Rev.	Date	Description	Drawn
A	26.04.21	First issue	RH

Revisions:



BEH Interiors Limited
Unit 2, The Piano Works
117 Farringdon Road
London, EC1R 3BX

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Email: info@behinteriors.co.uk

Project Title:
Upton House
7 Perrymount road
Haywards Heath
RH16 3TN

Drawing Title:
General arrangement
Floors Basement, Ground
First, Second & Third

Drawn By: RH Date: 26.04.21

Scale: 1: 100 (A0) Checked By: KB

Job No	Dwg type	Level	Revision
1264	GA	BG123	P01