

TO LET

OFFICES WITH CAR PARKING 165.09 SQ M (1,777 SQ FT)

4th Floor North - Suite 1, Burns House, Harlands Road,
Haywards Heath, RH16 1PG



Summary

Available Size	1,777 sq ft
Rent	£19.50 per sq ft per annum exclusive
Business Rates	Rateable Value of £31,250 with a UBR of 43.2 p in £. Eligible businesses may apply for business rates relief
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)

Description

Burns House offers modern office accommodation over five floors.

The suite is at 4th floor offering predominantly open plan accommodation with two partitioned offices/meeting rooms, and benefits from the following amenities:

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.

Accommodation

The premises have the following approximate net internal floor areas:

Description	sq ft	sq m
4th Floor North - Suite 1	1,777	165.09

Specification

- 24 hour access with video entry-phone system
- CCTV and building alarm system
- 8 person passenger lift
- Air conditioning
- CAT II lighting
- Perimeter trunking
- Kitchen and break-out area
- Shared WC & shower facilities
- 5 allocated car parking spaces

Lease

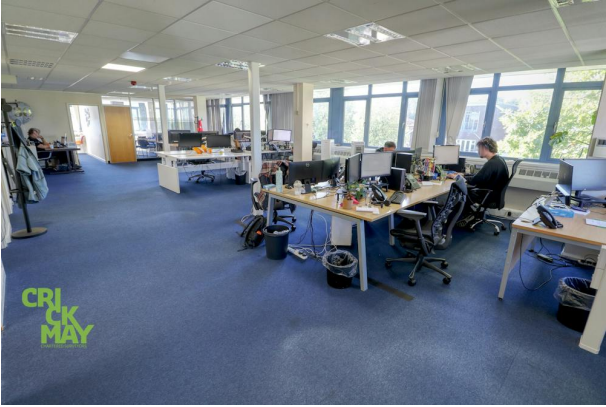
A new effectively full repairing and insuring lease is available on terms to be agreed.

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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