

# TO LET

**ATTRACTIVE STANDALONE PROPERTY**  
**22 CAR PARKING SPACES**  
**97.18 SQ M (1,046 SQ FT)**

Mill House, Naldred Farm Offices, Borde Hill Lane,  
Haywards Heath, RH16 1XR



Summary

Available Size	1,203 sq ft
Rent	£28,000 per annum exclusive.
Business Rates	A Rateable Value of £11,250 with a UBR of 49.9 p in £. 100% small business rates relief available subject to the status of a Tenant.
EPC Rating	C (74)

Location

Located just outside of Haywards Heath town centre, only 2 miles from the mainline railway station. Haywards Heath is an affluent commuter town located approximately 8 miles south of Crawley/Gatwick Airport and 12 miles north of Brighton and can be easily accessed via the A23, approximately 5 miles distant. Haywards Heath's mainline railway station offers direct services to London terminals in approximately 44 minutes.

Description

Available due to relocation, Mill House is a standalone, detached property, currently operating as a gym and yoga studio. It offers flexible ground-floor accommodation suitable for a variety of commercial uses (subject to obtaining the necessary planning permission and use class consents).The current layout blends traditional external features with a modern interior and allows for easy adaptation subject to a tenants needs. Each room of the property has separate external access.

Internally, the building is currently configured to provide a welcoming reception area to the front, leading through to a kitchenette and WC/shower facilities.To the left of the reception is a spacious open-plan, studio area, which interconnects with an additional room currently arranged as a yoga studio with a storage area to the rear. The property includes a large parking area with space for 22 cars.

Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Right Hand Office/Reception	137	12.73
Left Hand office/Yoga Studio	189	17.56
Main Studio	621	57.69
Storage	79	7.34
Kitchen	20	1.86
Total	1,046	97.18

Lease

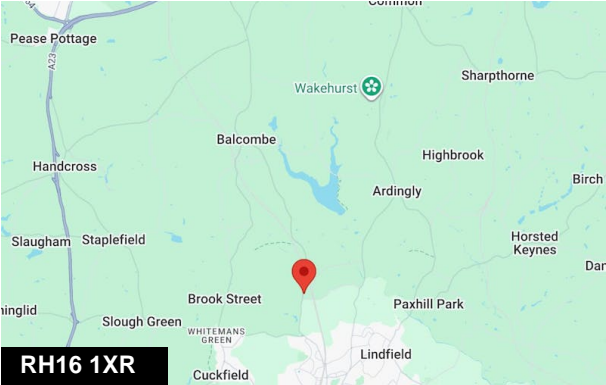
The premises are available by way of a new, fully repairing and insuring lease on terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



### Viewing & Further Information



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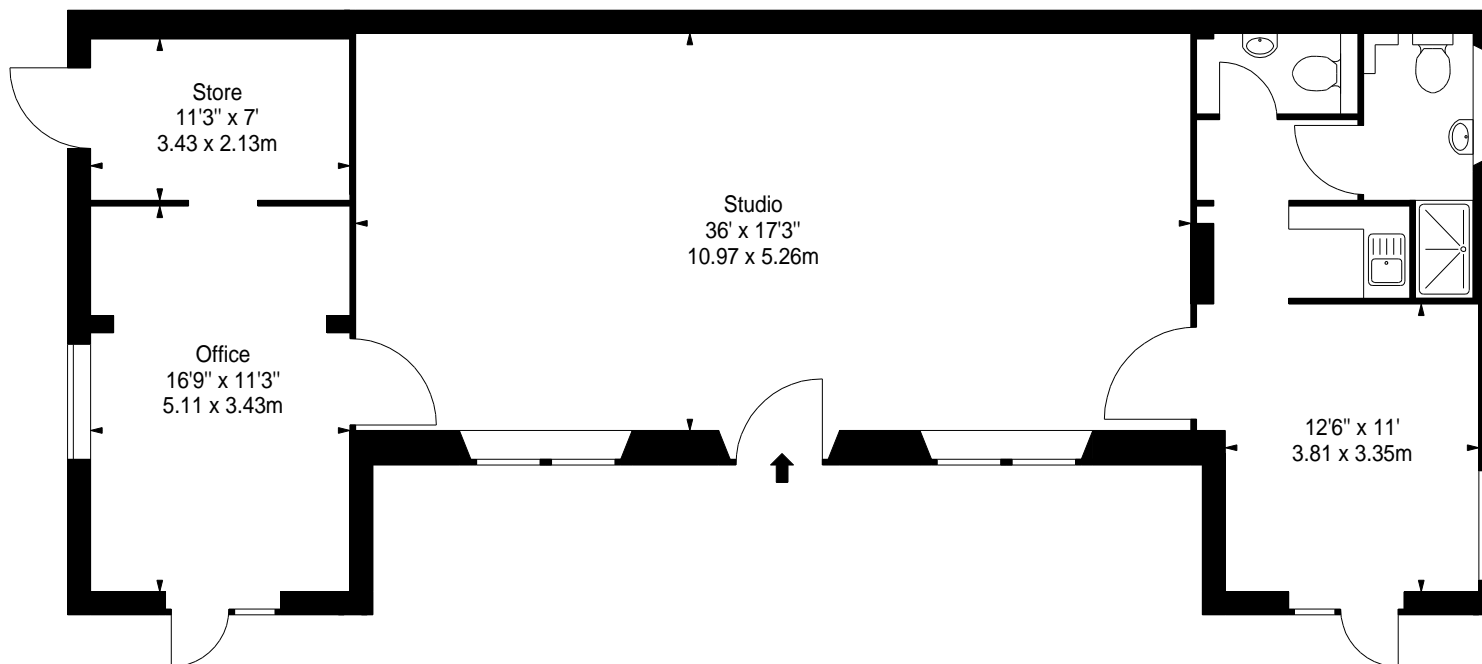


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GROUND FLOOR  
(MILL HOUSE)

APPROX. GROSS INTERNAL AREA \*  
1203 Ft<sup>2</sup> - 111.76 M<sup>2</sup>

Property Details:

**MILL HOUSE**  
**BORDE HILL LANE**  
**HAYWARDS HEATH**  
**RH16 1XR**



Surveyed and Drawn By:

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**SCALE**

**1:100 @ A4**

**Plans Drawn: 09.05.2019**