



PART 1ST FLOOR, 21 PERRYMOUNT ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 3TP

- **MODERN TOWN CENTRE OFFICES WITH PARKING**
- **1ST FLOOR OFFICE SUITE TO RENT**
- **ATTRACTIVE INCENTIVES AVAILABLE**
- **2,746 SQ FT (255.11 m²)**

Colyer Commercial
CONSULTANT SURVEYORS

Location

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, which is approximately 5 miles distant. Haywards Heath's mainline railway station offers direct services to London terminals in approximately 44 minutes.

The building is located in a prominent position on Perrymount Road, which forms the central business location in Haywards Heath. Haywards Heath mainline railway station and Waitrose Supermarket are within a 5 minute walk together with the Town's vast array of shops and restaurants.

Description

The offices are currently configured to provide a reception area; boardroom; separate meeting rooms and kitchen, together with an area of open plan office accommodation.

The suite has the following amenities:

- Suspended ceiling with LED lighting.
- Air conditioning and heating
- Alarm system
- Excellent natural light
- 8 car parking spaces
- Large shared kitchen area
- Shared WC facilities

Accommodation

The premises have the following approximate net internal floor areas as follows:

Floor	Sq m	Sq ft
Part 1 st Floor Suite	220.18 m ²	2,370 sq ft
Shared Kitchen Area	34.93 m ²	376 sq ft
	255.11 m ²	2,746 sq ft

Terms

The premises are currently held on lease to expire on the 3rd October 2026 and it is available by lease assignment. We understand the passing rent is £49,223 per annum and there is a service charge payable at £14,220 per annum. Total rent and service charge payable under the lease being £63,443 per annum.

Alternatively, the premises maybe available for a longer term by negotiation with terms upon application.

Service Charge

Details of the service charge are available upon request.

Business Rates

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value:

PT 1 st Flr LHS Centre	£ 11,750
PT 1 st Flr LHS Rear	£ 12,500
PT 1 st Flr LHS Front	£ 9,900
UBR (2024/2025)	49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief.

VAT

VAT is applicable on the terms quoted above

Legal Costs

Each party to be responsible for their own legal costs

EPC

The building has an EPC rating of C – 69





Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH JOINT LETTING AGENTS

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