



**8 BRIDGE ROAD BUSINESS PARK, HAYWARDS HEATH,  
WEST SUSSEX, RH16 1TX**

- **PART VACANT OFFICE & PART LET INVESTMENT FOR SALE**
- **7 PARKING SPACES**
- **SUITABLE FOR INVESTORS AND OWNER OCCUPIERS**

**Colyer Commercial**  
CONSULTANT SURVEYORS

## Location

Bridge Road is situated approximately one mile north of Haywards Heath town centre and half a mile east of the mainline railway station, which offers regular services to London/Brighton. Haywards Heath is located on the main A272 which allows access to A/M23, Gatwick, M25 and A22 London/Eastbourne Road.

## Description

Premises comprise a two storey office at ground and first floors with the following amenities:

- Kitchen & WC facilities on each floor.
- Suspended ceilings with Cat 2 lighting
- Gas Central Heating
- Network cabling
- Parking for 7 vehicles in total

## Accommodation

We have been advised that the offices have the following approximate net internal floor areas:

	Sq M	Sq Ft
Ground Floor Office	74.32	800
First Floor Office	76.27	821
	150.59 m <sup>2</sup>	1,621 sq ft

The Ground Floor is currently vacant and either available to rent for £16,500 per annum exclusive or will be available with vacant possession and suitable for owner occupiers.

## Long Leasehold Interest – Title number WSX186929.

The property is held for a term of 125 Years from 1<sup>st</sup> April 1989. There is a ground rent of £500 per annum.

## Guide Price

£365,000 for the Long Leasehold Interest.

## Tenancy – 1<sup>st</sup> Floor

The 1<sup>st</sup> Floor office is Let to Servo Private Wealth Limited by way of a five year full repairing and insuring lease from 1<sup>st</sup> April 2023 at a current rent of £16,500 per annum. There is a tenant only break clause on 1<sup>st</sup> April 2026.

## Covenant

Servo Private Wealth Limited are a firm of independent financial wealth consultants that were established in 2019. According to Credit Serve the company is considered a “Limited Risk”.

<https://www.servoprivatewealth.com/>

## EPC Rating

The EPC rating is 81 (D).

## VAT

VAT will be chargeable on the terms quoted.

## Business Rates

### Small business rates relief available.

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

Rateable value GF: £11,500  
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 and small businesses may be eligible for the Small Business Rate Relief Scheme.

## VAT

VAT will be chargeable on the terms quoted.

## Legal Costs

Each party is to be responsible for their own legal fees.

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



The Ground Floor Office:



1st Floor Office- Photos taken prior to the tenant taking occupation in 2023.



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 SOLE AGENTS**

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