

**TO LET**

**CRICK  
MAY**  
CHARTERED SURVEYORS

**REFURBISHED OFFICES WITH PARKING  
122.17 SQ M (1,315 SQ FT)**

Burns House, Harlands Road, Haywards Heath, RH16 1PG



**CRICK  
MAY**  
CHARTERED SURVEYORS

T: 01444 443400 | [crickmay.co.uk](http://crickmay.co.uk)

## Summary

<b>Available Size</b>	1,315 sq ft
<b>Rent</b>	£19.50 per sq ft per annum exclusive
<b>Business Rates</b>	Rateable Value of £18,000 with a UBR of 49.9 p in £.
<b>Service Charge</b>	£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.
<b>EPC Rating</b>	E (117)

## 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.

## Description

Burns House offers modern office accommodation over five floors.

The suite is available at second floor offering open plan office accommodation with good natural light and benefits from the following amenities:

## Specification

- 24 hour access with video entry-phone system
- CCTV and building alarm system
- 8 person passenger lift
- CAT II lighting
- Perimeter trunking
- Oil fired central heating
- Kitchen area
- Shared WC & shower facilities
- 3 allocated car parking spaces

## Accommodation

The premises have the following approximate net internal floor areas:

Description	sq ft	sq m
Second Floor North Suite	1,315	122.17

## Lease

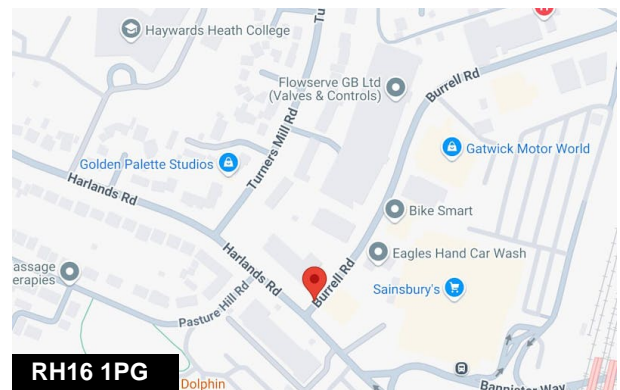
A new effectively full repairing and insuring lease is available on terms to be agreed.

## VAT

VAT is applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



**Alexander Mullett**

01444 443400 | 07595 619416

am@crickmay.co.uk

More details @ [crickmay.co.uk](http://crickmay.co.uk)



### Crickmay Chartered Surveyors

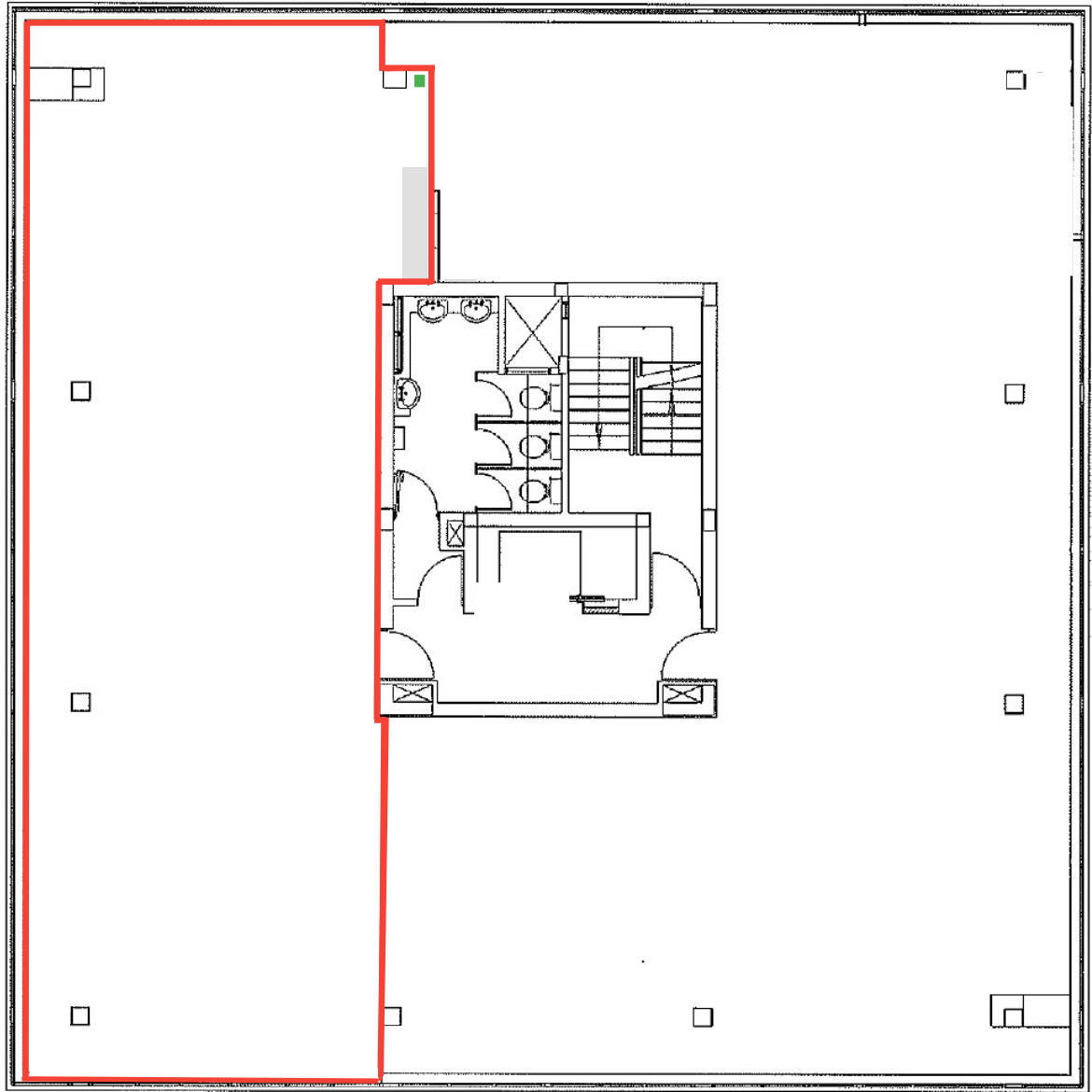
7 Muster Green, Haywards Heath, West Sussex, RH16 4AP

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