

TO LET

**GROUND FLOOR SELF-CONTAINED OFFICE
74.32 SQ M (800 SQ FT)**

Ground Floor, Unit 8 Bridge Road Business Park, Bridge Road, Haywards Heath, RH16 1TX



Summary

Available Size	800 sq ft
Rent	£16,200 per annum exclusive plus VAT
Business Rates	Rateable Value of £11,500 with a UBR of 49.9 p in £. 100% small business rates relief available, subject to the status of the tenant.
EPC Rating	D (81)

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 self-contained office at ground floor within this modern two-storey building.

Specification

- Carpeting
- CAT II lighting
- Suspended ceiling
- Kitchen and WC
- 3 car parking spaces

Accommodation

The premises have the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	800	74.32

Terms

The premises are available by way of a new lease for a minimum term of 3 years.

Utilities and Buildings Insurance

The tenant is to pay for electricity and gas directly and the tenant is to pay 50% of the building's insurance, water and waste water.

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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Crickmay Chartered Surveyors

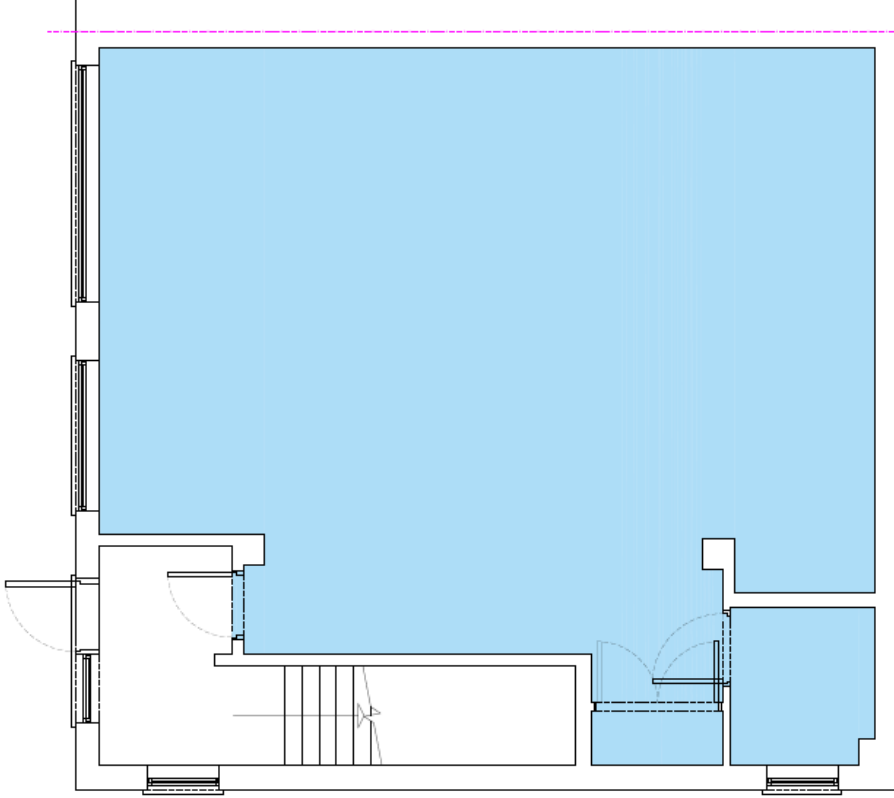
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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



PRELIMINARY DESIGN. NOT FOR CONSTRUCTION



UNIT 8	Sq. m	Sq. ft
GROUND FLOOR	77.7m ²	839.33HF
FIRST FLOOR	76.3m ²	821.28 HF

General Notes:

It's the home owners responsibility to obtain all permissions under the Party Wall etc... Act 1996.
 The contractor is responsible for the verification of all dimensions on site. Inform contract administrator of any discrepancies.
 Use figure dimension only.
 Existing foundations, links and walls to be exposed if required by Building Control for assessment upgrade if found inadequate.
 The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing existing house.
 Proposed roof lights will include no more than 0.15m beyond the edge of the original floor when measured from the perpendicular.
 Any additions on floor walls to be finished, painted & fixed shut below 1.2m when measured from floor level.
 Furniture, sanitary ware & kitchen layouts shown are indicative. To be confirmed on site.
 All drainage to be confirmed on site.
 All materials, windows, doors etc. used to be fitted as per manufacturers specifications.

Key To Drawings:

- EXISTING BRICK WALL
- EXISTING CAVITY WALL
- EXISTING TIMBER WALL
- PROPOSED TIMBER WALL
- PROPOSED STEEL WALL
- FOUNDATION
- AS IS LINE
- SCOURGATE SET
- EXISTING FOUNDATIONS
- PROPOSED FOUNDATIONS
- PROPOSED STEEL BEAMS
- PROPOSED TIMBER JOISTS

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Date	Description	Existing	Rev
22.10.20	Preliminary Drawings		



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Project Unit 8 Bridge Road
 Existing Plans

Client

Title	
Existing Ground Floor Plans	Drawing
Scale	1/50 @ A3
Drawn by	Checked by
SK	JSE
Job No.	01

Existing Ground Floor Plan
 Scale 1/50@A3

