

# FOR SALE

**CRICK  
MAY**  
CHARTERED SURVEYORS

**FREEHOLD FOR SALE  
WITH VACANT POSSESSION  
SUITABLE FOR A VARIETY OF USES (STPC)**

Britton House, College Road, Ardingly, Haywards Heath,  
RH17 6TT



**CRICK  
MAY**  
CHARTERED SURVEYORS

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

## Summary

<b>Available Size</b>	2,928 sq ft
<b>Price</b>	Offers in the region of £725,000
<b>Business Rates</b>	Rateable Value of £30,500 with a UBR of 49.9 p in £
<b>EPC Rating</b>	Upon enquiry

## Location

The village of Ardingly is located approximately three miles to the north of Haywards Heath and some 5 miles from the M23 motorway. Frequent rail connections to London and Gatwick Airport and the South Coast are available from Haywards Heath. The property is located at the northern end of College Road, only a few hundred yards from the High Street where a mixture of local eateries and shops are situated.

## Description

The property comprises a detached three-storey building which is currently configured to provide a ground floor reception area leading to open plan office accommodation and benefiting from a separate office and a store area. The first floor provides further open plan office accommodation, together with four further individual partitioned offices/meeting rooms. The second floor has a large meeting area. The building benefits from parking for approximately 14 vehicles.

## Specification

- Security and fire alarms
- Reception area
- Air conditioning
- Perimeter trunking
- Suspended ceilings with inset lighting
- Carpeting
- Kitchen/breakout area, with integrated appliances
- WC's including accessible
- 14 car parking spaces
- 1 electric vehicle charging point

## Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	1,340	124.49
First Floor	1,177	109.35
Second Floor	411	38.18
<b>Total</b>	<b>2,928</b>	<b>272.02</b>

## Tenure

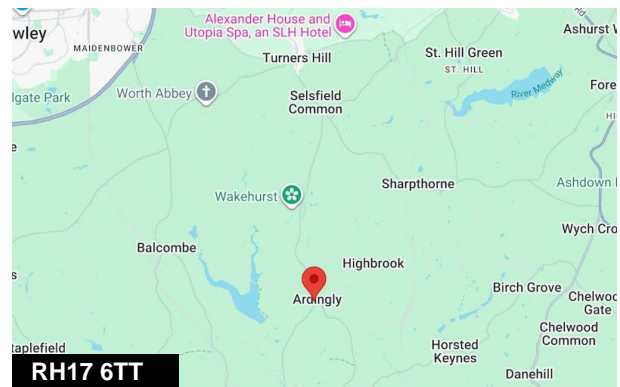
The property is available by way of a sale of the freehold interest with the benefit of vacant possession.

## 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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