



**8 Bridge Road, Haywards Heath, West Sussex,  
RH16 1TX**

**MODERN GROUND FLOOR OFFICE SUITE TO LET**

**\*REDUCED RENT\***

**800 SQ FT (74.32 SQ M)**



## 8 BRIDGE ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 1TX

### 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

The premises comprises of an office at ground floor within this modern two storey building.

- Convenient access to mainline station and motorway networks
- Parking for 3 vehicles in total
- Kitchen & WC facilities
- Full carpeted
- Suspended ceiling with Cat 2 lighting
- Network cabling

### Accommodation

	Sq Ft	Sq M
Ground Floor Office	800	74.32
<b>TOTAL</b>	<b>800</b>	<b>74.32</b>

### Terms

The offices are available to let upon a new full repairing and insuring lease for a term to be agreed.

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

### Rent

£12,000 per annum exclusive

### Business Rates

According to the VOA (Valuation Office Agency) the property has a current rateable value of £11,500 rising to £13,250 on 1st April 2026. Please contact the Local Authority to ascertain if any rates assistance is applicable to the business.

### VAT

VAT is applicable on the terms quoted

### EPC Rating

The premises has a rating of D (81). EPC certificate available on request.

### Legal Costs

Each party to be responsible for their own legal costs.

### AML

In accordance with anti-money laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds.

### Viewing

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