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Upton House, 7 Perrymount Road, Haywards Heath, RH16 3TN
WELL LOCATED NEWLY REFURBISHED OFFICE BUILDING

LOCATION



Haywards Heath is a well thought of commuter town located only 14 miles north of Brighton, 8 miles south of Crawley and 4 miles north of Burgess Hill. Gatwick Airport is 12 miles to the north and the town is extremely well connected to the major road system of the A23/M23/M25 and the A272 running through Mid Sussex.

Within walking distance from the building is Haywards Heath mainline station and adjacent Waitrose supermarket, which offers direct access to London in only 44 minutes.

The town centre with its array of shopping, restaurants and bars is only 10 minutes walk at its closest in The Broadway. Perrymount Road is the established professional office location for the town.

Description

A purpose-built office building on the ground, lower ground and three upper floors with a main road presence, landscaped areas and secure car parking for up to 38 cars.

Key Features

- Newly Refurbished Office Headquarters Building
- Affluent Town
- Plentiful Onsite Car Parking
- 1,658 sq ft to 10,862 sq ft Space Available

Accommodation

We are informed the net internal office areas are as follows.

Ground Floor 689 sq ft / 64 m2

Lower Ground Floor 969 sq ft / 90 m2

First Floor 3,068 sq ft / 285 m2

Second Floor 3,068 sq ft / 285 m2

Third Floor 3,068 sq ft / 285 m2

Total Accommodation (NIA) 10,862 sq ft / 1,009 m2

39 on site car parking spaces to include 2 disabled spaces.

Amenities

- virtual open plan offices floors.
- new Panasonic VRF air conditioning units to each floor (heats and cools).
- new suspended ceiling systems with LED lighting.
- new carpet tiles throughout.
- internal and external decoration throughout.
- newly refurbished wc's with vinyl floor coverings to each floor.
- newly refurbished and painted double glazed windows throughout.
- new relining of the car park.
- excellent natural light to office areas.
- OTIS 8 person lift connecting all floors.
- data boxes to most floors.

Further Landlord Refurbishment

Works are ongoing and can include any specific ingoing tenant requirements within reason.

The landlord is shortly submitting a planning application for a new entrance canopy and some external changes which will include a double-height glazed entrance, new signage and branding for Upton House, newly landscaped areas, a reconfigured ground floor arrangement and further branding to the common part landings.

Further information including some CGIs are available on request.

Terms



We are offering a new lease on the entire building at a guide rent of £228,060 per annum, exclusive (£21/sq ft) for a term of no less than 5 years.

Business Rates

Office and premises.

Mid Sussex District Council.

1st April 2017 to present.

Rateable Value £138,000

VAT

The building is elected for vat and therefore vat will be charged on the terms quoted.

Legal Fees

Ingoing tenant to pay Landlords reasonable legal costs.

Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins







GET IN TOUCH
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