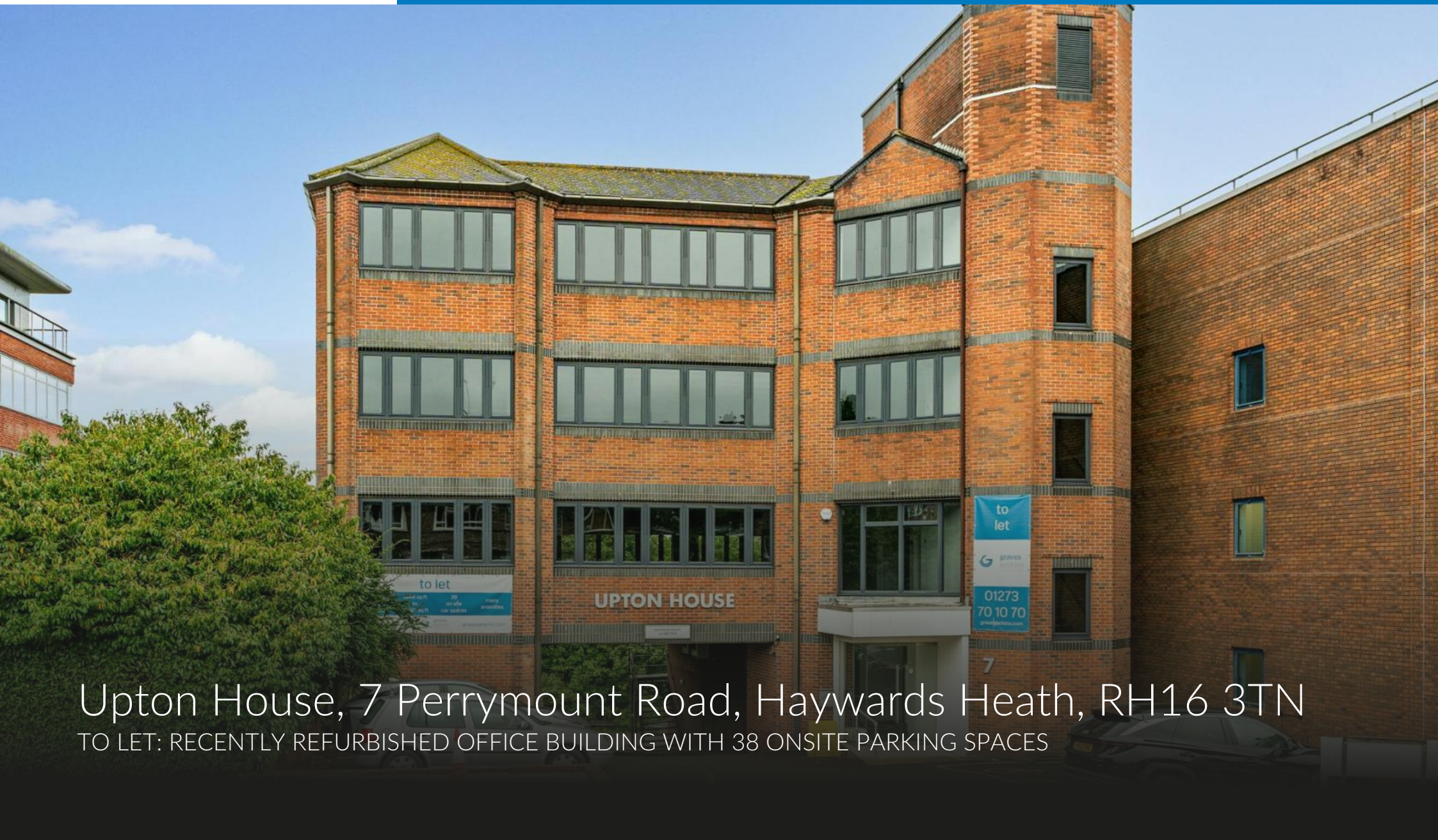
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Upton House, 7 Perrymount Road, Haywards Heath, RH16 3TN

TO LET: RECENTLY REFURBISHED OFFICE BUILDING WITH 38 ONSITE PARKING SPACES

LOCATION



Upton House is prominently positioned on Perrymount Road, the main commercial and professional heart of Haywards Heath. This sought-after location is ideal for office occupiers, with excellent connectivity and a wide range of local amenities.

Haywards Heath is a thriving commuter town located 14 miles north of Brighton, 8 miles south of Crawley, and 4 miles north of Burgess Hill. The town benefits from superb transport links, with easy access to the A23, M23, M25, and A272. Gatwick Airport is just 12 miles to the north, making international travel convenient.

Upton House is just a short walk from Haywards Heath mainline station, offering regular direct services to London in approximately 44 minutes. The adjacent Waitrose and nearby Broadway provide a variety of retail, dining, and leisure options, all within walking distance. This central and well-connected location makes Upton House an attractive choice for businesses looking to establish or expand their presence in Mid Sussex.

Description:

Upton House provides a selection of newly refurbished, high-quality office suites within an established headquarters-style office building. The accommodation is presented in excellent condition throughout and offers a flexible range of suite sizes suitable for a variety of occupiers, from small professional firms to larger regional businesses.

The available accommodation offers a high degree of flexibility, with suites capable of accommodating both open-plan and cellular office layouts. The efficient floorplates and good levels of natural light provide an attractive and practical workspace, suitable for occupiers seeking modern, functional office accommodation.

The offices are available for immediate occupation, offering a rare opportunity to secure high-quality office accommodation in one of Mid Sussex's most established commercial locations.

Accommodation is available on a floor-by-floor basis, as a combination, or as a single self-contained building.

Key Features:

- Newly Refurbished Office Headquarters
- Prime Location on Haywards Heath's Professional Hub
- Excellent Transport Connectivity with Direct Rail Links to London and Brighton
- 38 Secure Onsite Car Parking Spaces
- 689 sq ft to 10,862 sq ft - Each floor can be let separately

Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMlg96990.02Ground Floor68964.01First Floor3,068285.03Second Floor3,068285.03Third Floor3,068285.03Total10,8621009.12

Rent:

£18 per sq ft exclusive

Service Charge:

£4.01 per sqft
Based on the forecast 2026/27 service charge budget and to include management, utilities, cleaning, repairs and maintenance, fire safety systems, air conditioning and lift maintenance. Building and lift insurance are charged separately. Further details are available on request.

Specifications:

- Virtual open-plan office layouts.
- New Panasonic VRF air conditioning units on each floor, offering both heating and cooling.
- New suspended ceiling systems with energy-efficient LED lighting.
- New carpet tiles fitted throughout.
- Full internal and external redecoration.
- Newly refurbished WCs with vinyl flooring on each floor.
- Refurbished and repainted double-glazed windows throughout.
- Car park recently relined.
- Excellent levels of natural light across all office areas.
- OTIS 8-person passenger lift serving all floors.
- Data boxes are installed on most floors for enhanced connectivity.

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.


UPTON HOUSE
to let
01273
701070
7






UPTON HOUSE
MAXIMUM HEIGHT
2.3 METRES
































UPTON HOUSE
to let
0273
70 10 70

GET IN TOUCH

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.