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PROPERTY PEOPLE

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Rear of 25 Gower Road, Haywards Heath, RH16 4PL
TO LET: OFFICE/STORAGE UNIT - 2,458 SQ FT (228.36 SQ M)

LOCATION



Haywards Heath is an affluent commuter town located approximately 8 miles south of Crawley/Gatwick Airport and 12 miles north of Brighton and can be easily accessed via the A23, approximately 5 miles distant. Haywards Heath's mainline railway station offers direct services to London terminals in approximately 44 minutes. The premises are situated within Gower Street, a predominantly residential area, located off the B2272 thoroughfare, which links to the A272.

Description

Premises comprise an office/storage unit, together with a reception, a server room and an outside store and breakout area.

The premises are considered suitable for alternative uses, subject to the receipt of the necessary consents.

Key Features

- Excellent natural light
- External covered storage area
- Parking for up to 5 cars

Accommodation

The accommodation comprises the following gross internal floor areas:

Ground Floor: 1,229 sq ft (114.18 sq m)

First Floor: 1,229 sq ft (114.18 sq m)

Total: 2,458 sq ft (228.36 sq m)

Amenities

- Security alarm
- Reception area
- Storage area
- Server room
- Gas fired central heating
- Air conditioning in server room

- Perimeter trunking
- LED lighting
- Carpeting
- Kitchen and male & female WC's

Terms

A new full repairing and insuring lease is available on terms to be agreed.

Rent

£28,000 per annum exclusive

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Business Rates

Rateable Value: £23,500

Rates Payable: £11,726.50 (2024/25)

Interested parties are advised to contact Mid Sussex District Council
Tel: 01444 477564 or www.midsussex.gov.uk to verify this information.

EPC

Rating D - 94

VAT

VAT will be payable on the terms quoted.

Legal Fees

Each party to bear their own legal costs involved in the transaction.

AML

A successful bidder will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH
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