



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

- MODERN GROUND FLOOR OFFICE SUITE TO LET
- 3 PARKING SPACES
- 800 SQ FT (74.32 SQ M)



**COLYER**  
COMMERCIAL



## 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

Premises comprise an office at ground floor within this modern two storey building:

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

## Accommodation

We have been advised that the offices to have the following approximate net internal floor areas:

	Sq M	Sq Ft
Ground Floor Office	74.32 sq m	800 sq ft

## Terms

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

## Rent

£14,800 per annum exclusive.

## EPC Rating

The EPC rating is 81 (D).

## VAT

VAT will be chargeable on the rent.

## Business Rates

### Small business rates relief available.

We have been informed by the Local Rating Authority that the premises are assessed as follows:

Rateable value GF: £11,500  
UBR (2024/2025) 49.9 p in £

We advise that you contact the Local Rating Authority for confirmation of the actual amount payable. The rates payable may be subject to transitional relief and small businesses may be eligible for the Small Business Rate Relief Scheme.

## Utilities & Buildings Insurance

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

## Legal costs

Each party to be responsible for their own costs.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

**STRICTLY BY APPOINTMENT WITH LETTING AGENTS**

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