



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

**MODERN GROUND FLOOR OFFICE SUITE TO LET
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
TOTAL	800	74.32

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

£14,800 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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