



**MAKING
PROPERTY
WORK**
SHW.CO.UK

TO LET

**OFFICE – 1,928 - 6,486 SQ FT (179.11 - 607.01 SQ M)
35 Perrymount Road, Haywards Heath, RH16 3BW**

DESCRIPTION

35 Perrymount Road is a 5 storey office block in Haywards Heath, a short distance from Haywards Heath Railway Station. There is allocated parking around the 39,487 sq ft office building that site on an 0.8 acres site on the prominent Perrymount Road.

LOCATION

Haywards Heath is an affluent commercial centre located in the heart of Sussex. The town benefits from good communication being situated on the A272, giving easy access to the A23 (5 miles), which provides dual carriageway access northwards to the M23 (12 miles), Gatwick Airport (20 miles), the M25 (26 miles), southwards to Brighton (18 miles) and the A27 (14 miles).

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
3rd Floor Front	4,606	427.9
5th Floor Front	1,928	179.11
TOTAL	6,534	607.01

AMENITIES / OPPORTUNITY

- 3rd floor front available from 12 June 2024
- 5th floor front available from 1 April 2024
- Flexible terms available
- Low service charge
- Allocated parking of 1:572 sq ft
- Walking distance to Haywards Heath Railway Station and amenities
- 3rd floor front benefits from:
 - - Perimeter trunking
 - - Suspended ceiling with lighting on PIR sensors
 - - Kitchen accommodation
- Potential to retain furniture subject to terms and availability

RENT

£21.00 Per sq ft

RATES

Rateable Values:
 3rd Floor Front - £68,500
 5th Floor Front - £27,750

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

26-50 **B** 50 B



3rd Floor Front



3rd Floor Front

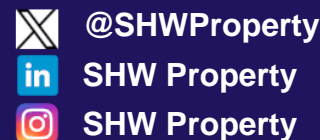


3rd Floor Front

VIEWINGS – 01293 441300

Laura Miles t: 07947 373 275
 James Clement t: 07961 231 286

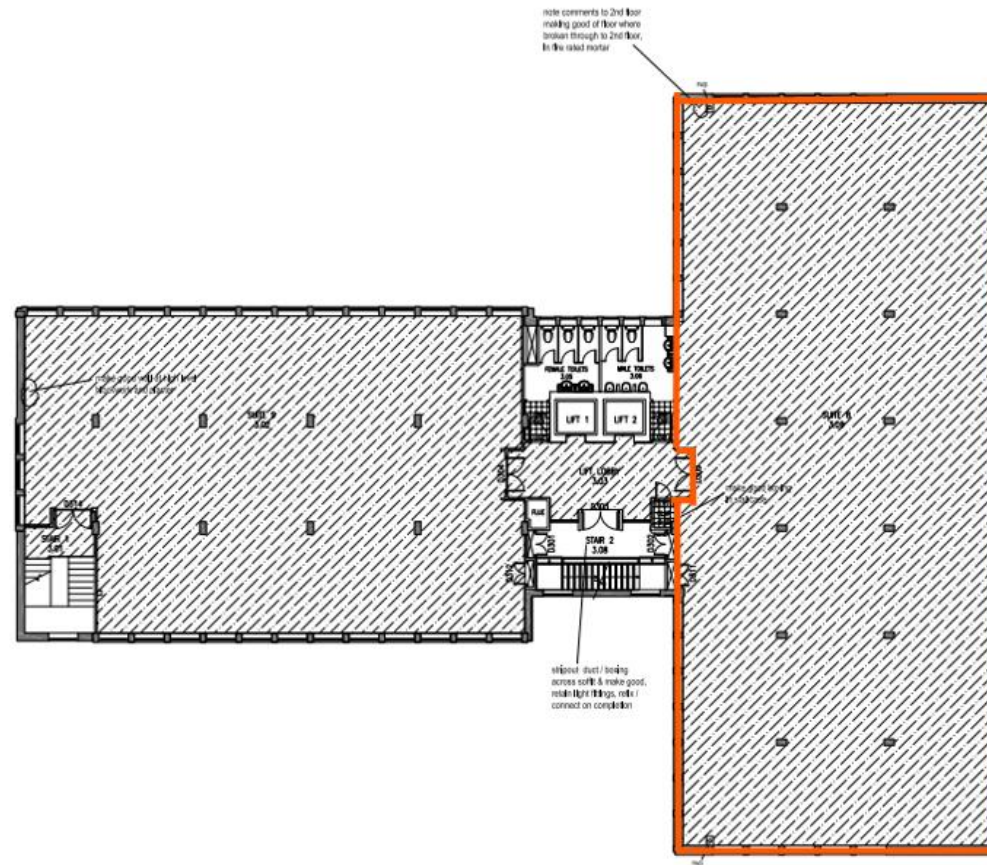
e: lmiles@shw.co.uk
 e: jclement@shw.co.uk



**MAKING
 PROPERTY
 WORK**

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

3rd Floor Front (Not to Scale)



VIEWINGS – 01293 441300

Laura Miles

t: 07947 373 275

e: lmiles@shw.co.uk

James Clement

t: 07961 231 286

e: jclement@shw.co.uk



@SHWProperty

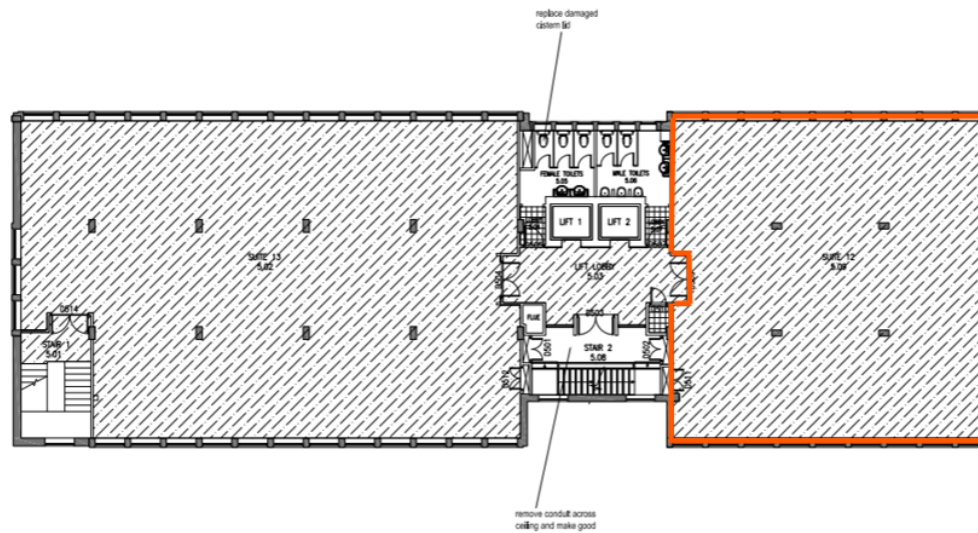


SHW Property



SHW Property

5th Floor Front (Not to Scale)



VIEWINGS – 01293 441300

Laura Miles

t: 07947 373 275

e: lmiles@shw.co.uk

James Clement

t: 07961 231 286

e: jclement@shw.co.uk



@SHWProperty



SHW Property



SHW Property