



TO LET

SHW

OFFICE – 2,902 - 6,469 SQ FT (269.6 - 601 SQ M)

Rockwood House, 9-17 Perrymount Road, Haywards Heath, West Sussex, RH16 3TW

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WORK**

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Rent | £18.50 PAX Plus VAT -

DESCRIPTION

Rockwood House is situated in an established office location, being on the west side of Perrymount Road, close to its junction with Heath Road. A variety of shops, banks and restaurants are available nearby on Perrymount Road and The Broadway.

Haywards Heath mainline railway station is some 600m to the north.

LOCATION

Haywards Heath is an affluent commercial centre located in the heart of Sussex.

The town benefits from good communications 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 (NIA)

Available to let on a floor by floor basis by way of new full repairing and insuring leases on terms to be agreed.

	SQ FT	SQ M
Lower Ground Floor	3,567	331.37
Ground Floor	2,902	269.60
TOTAL	6,469	601.00

TENURE / RENT

Available to let on a floor by floor basis by way of new full repairing and insuring leases on terms to be agreed at a rent of £18.50 psf pax.

AMENITIES

- Open plan office space benefitting from good natural light
- Air conditioning (Ground floor only)
- Heating via energy saving boilers
- BMS and zonal heating/cooling controls to reduce energy costs
- Under floor and perimeter trunking
- LED lighting & energy saving controls
- Suspended ceilings (Lower ground floor)
- Exposed services (Ground floor)
- DDA compliant
- CCTV and door entry system
- Two passenger lifts
- Double glazed windows with solar film to reduce energy costs
- Male, female and ambulant disabled WC facilities on each floor
- 14 car parking spaces total (7 per suite)

RATES

We have been informed by the local authority that the Rateable Values are:

Lower Ground Floor £35,250 (April 2017).
Ground Floor £37,750 (April 2017).

LEGAL COSTS

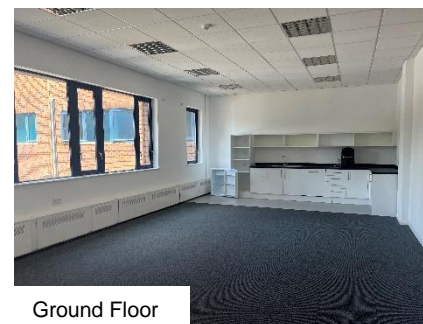
Each party to be responsible for their own legal costs.

VAT

VAT will be charged on the quoting terms.

EPC

Currently being updated.



Ground Floor



Lower Ground Floor



VIEWINGS – 01293 441 300

Laura Miles t: 07947 373 275 | e: lmiles@shw.co.uk
Tim Hardwicke t: 07989 420 989 | e: thardwicke@shw.co.uk

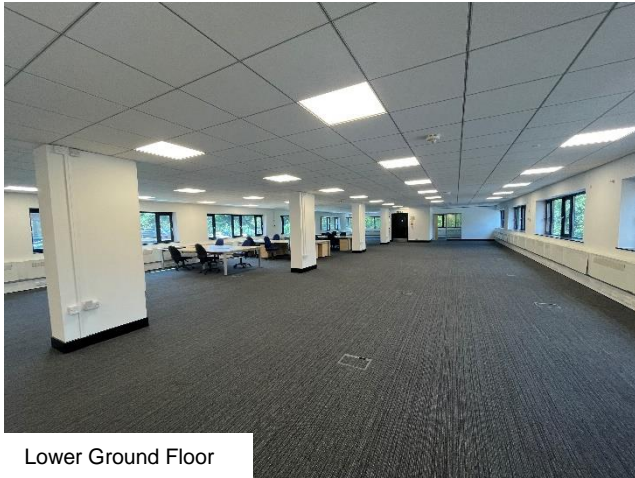


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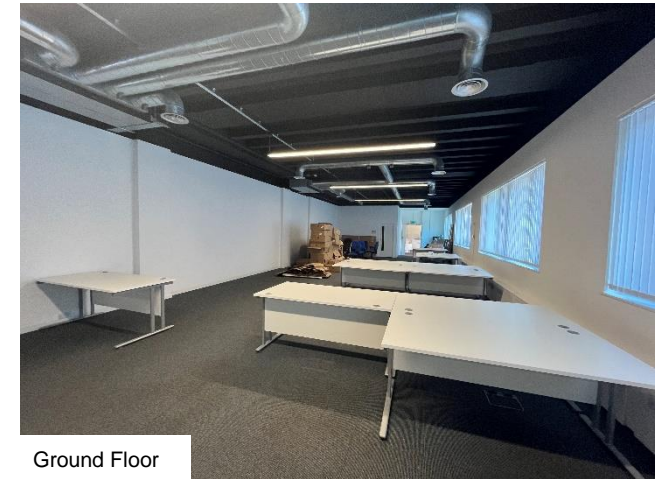
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Lower Ground Floor



Ground Floor



Ground Floor



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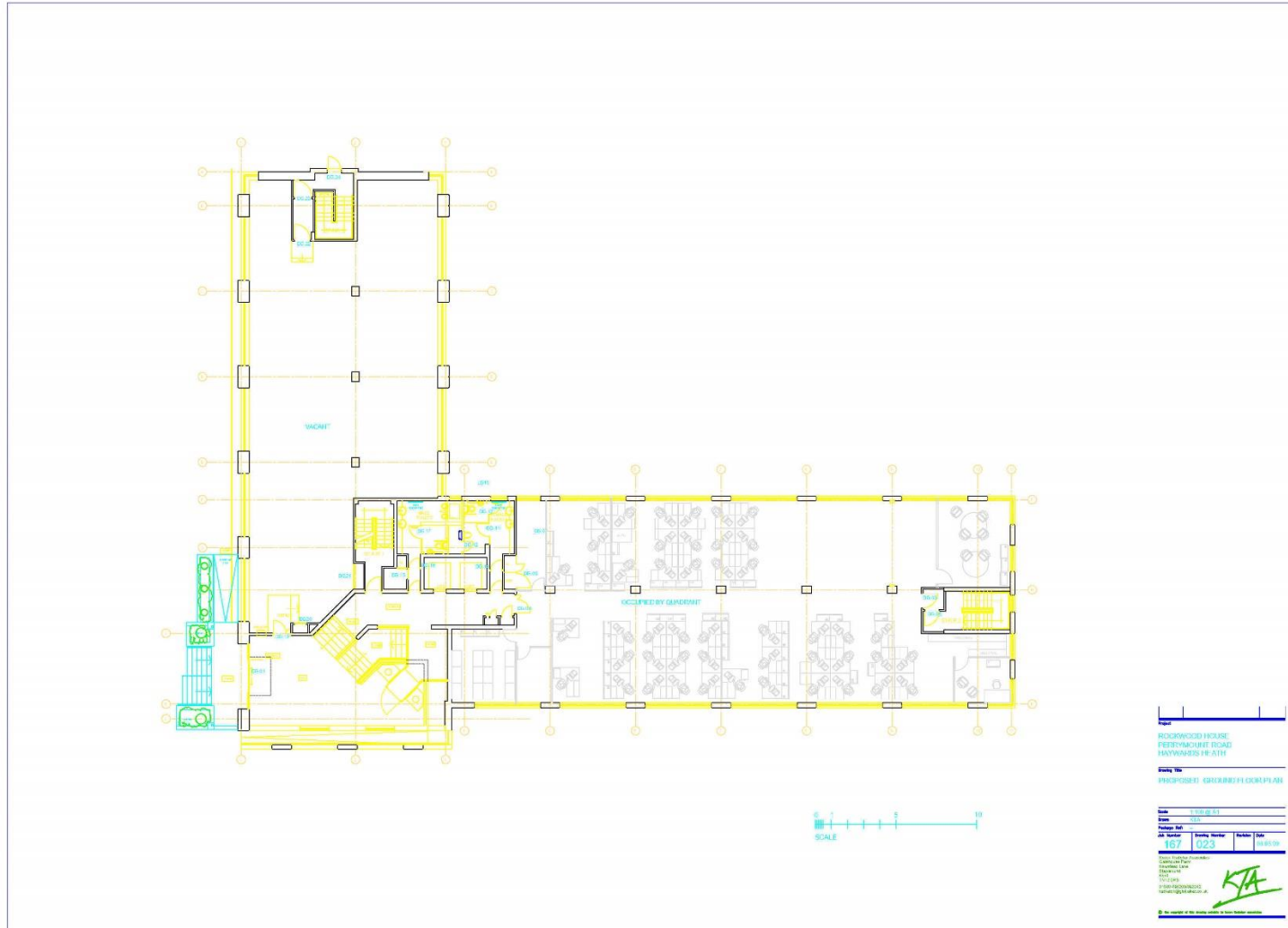
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