



Telephone  
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[www.lawsoncommercial.co.uk](http://www.lawsoncommercial.co.uk)

**Centrally Located Quality Offices - Close Mainline Station**  
**2 Suites Available Together Or Separately**  
**3RD FLOOR CHELSEA HOUSE**  
**12-14 THE BROADWAY, HAYWARDS HEATH RH16 3AH**



### LOCATION

Situated at the south end of The Broadway in Haywards Heath close to the junction with Church Road. Haywards Heath mainline railway station is only 0.8 miles distant with a regular service to Brighton, Gatwick & London. Chelsea House is a 4 storey building with retail outlets on the ground floor and offices above. Ground floor occupants include **Savills estate agents, The Pix Gallery** and **Sahara** tanning studio. Other office occupants include **The British Parking Association (BPA)**. The Broadway includes a number of office buildings plus a variety of eateries and takeaways including **Cote Brasserie, Cafe Rouge** and **Papa Johns**.

### ACCOMMODATION

The subject premises are on the 3rd floor and access is via a shared lobby on the ground floor with both stairs and a lift to a 3rd floor lobby with shared cloakroom accommodation.

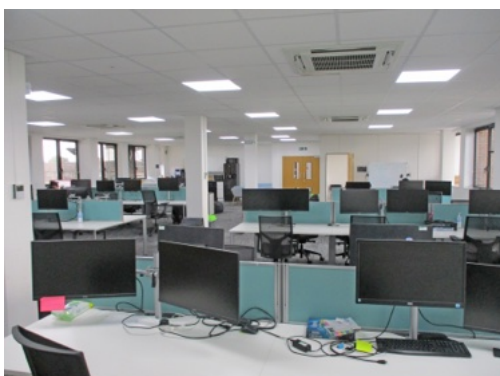
Entrance door to:

#### **Suite 1**

#### **Main area**

Irregular shape, maximum dimensions 62'6" x 37' (19.1m x 11.3m)

**overall 2,303 sq ft (213.9 sq m)**



Carpet tiled, suspended ceiling with inset LED lights, ceiling-mounted air conditioning units, data & power points, powder coated double glazed window units, extractor fan + fire escape door with stairs to ground floor.

Within this area are:

continued

- SHOPS
- OFFICES
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- LEASE RENEWALS
- RATING

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## 2. 3rd Floor Chelsea House, Haywards Heath

### Kitchenette

with stainless steel sink unit + base units & space for an appliance.



### Office/meeting room

11'9" x 12'6" (3.6m x 3.8m)

146 sq ft (13.6 sq m)

### Suite 2

Maximum dimensions 26'3" x 12'6" (8.0m x 3.8m) + alcove  
5'6" x 4'9" (1.7m x 1.4m) **354 sq ft (32.9 sq m)**

Tea station including stainless steel sink unit, cupboards, worktop + space for fridge and partitioned office. Suspended ceiling with inset LED lights, air conditioning unit & carpet.

### Outside

There is parking for 10/11 cars to the rear of the building accessed from Church Road.

### TERMS

#### Suite 1

Held on an internal repairing & insuring lease from July 2021 expiring 17 October 2027 with a rent review in July 2024 at a current rent of £41,940 per annum exclusive of rates.

#### Suite 2

Held on an internal repairing & insuring lease from July 2022 expiring 17 October 2027 with a rent review in July 2025 at a current rent of £13,705.75 per annum exclusive of rates.

Both leases are without automatic rights of renewal.

### RATES

Local Authority: Mid Sussex

SBR (23/24): 49.9p

Suite 1:

Rateable value : £37,500

Suite 2:

Rateable value: £7,000

### VAT

VAT is charged on the rent and service charge.

### SERVICE CHARGE

There is a service charge which for the quarter Sept -Dec 2023 was £3,387.96 for Suite 1 and £1,055.79 for Suite 2.

### SERVICES

The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

continued



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Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

### 3. 3rd Floor Chelsea House, Haywards Heath



**VIEWING** Strictly by prior appointment with agents, **Lawson Commercial**.

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