

TO LET

**FLEXIBLE OFFICE SUITES AVAILABLE
212 SQ FT - 942 SQ FT**

JYW House, Bridge Road, Haywards Heath, RH16 1UA



Summary

Available Size	212 to 942 sq ft
Rent	The premises are available on effective inclusive rents although the the net levels are quoted below
EPC Rating	D (85)

Location

Bridge Road is a well established industrial and commercial hub in Haywards Heath, comprising a mixture of light industrial units, trade counters and office accommodation. It is located one mile north of Haywards Heath's town centre and half a mile east of the mainline railway station, which offers regular services to London/Brighton.

Description

Both suites benefit from LED strip lighting, large double-glazed windows which provide lots of natural light, carpet tiles and air conditioning/heating cassettes mounted to the walls. The suites benefit from heating via wall mounted radiators served by a communal gas powered heating system. There is a shared kitchen and WC's within the building. We understand the internal layout could be reconfigured to suit an in going tenant.

On site parking is also available.

Accommodation

The accommodation comprises the following approximate areas and net rents:

Description	sq ft	sq m	Rent
Suite 1	730	67.82	£16,060 /annum
Suite 7	212	19.70	£4,664 /annum
Total	942	87.52	

Business Rates

Suite 1 currently has a Rateable Value of £12,000.
Suite 7 comprises two rooms currently and therefore has two rateable values of £3,650 and £2,750.
Subject to a tenant's status small business rates relief may be available, however we recommend that interested parties contact the local council for further clarification.

VAT

VAT is currently applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.

Inclusive Rent

The premises are available to let by way of new flexible leases on terms to be agreed. Leases are available on an all inclusive basis. It should be noted that Tenants will be responsible for their own telephone/internet connections and business rates, although small business rates relief may apply subject to a Tenant's status.

Interested parties should note that the rental level quoted, reflects the net figure and an additional amount will apply to cover the maintenance, repair, cleaning of communal area etc. Further details are available upon request.



Viewing & Further Information



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