

TO LET

**LIGHT INDUSTRIAL/WORKSHOP UNIT
77.20 SQ M (831 SQ FT)**

Unit 1a, Bridge Road, Haywards Heath, RH16 1UA



Summary

Available Size	831 sq ft
Rent	£13,500 per annum exclusive.
Business Rates	Rateable value of £11,500 with a UBR of 43.2 p in £
EPC Rating	D (84)

Location

The unit is located at the entrance of Bridge Road, which is a well established industrial and commercial hub in Haywards Heath, comprising of a mix of light industrial units, warehouses, trade counters and office space. It is located one mile North of Haywards Heath town centre and within walking distance of the main railway station. Haywards Heath also has great road access by being on the main A272 which allows access to A/M23, M25 and A22.

Description

Unit 1A provides a ground-floor industrial unit with a partitioned office area to the rear and a WC. There is a roller shutter door and pedestrian door. This unit benefits from spotlighting throughout, a concrete floor and gas fired central heating. Previous tenants have used the area to the front of the unit as parking. We believe this unit could accommodate a variety of uses, subject to obtaining the necessary planning permission and appropriate use class consents,

Accommodation

The accommodation comprises the following approximate areas:

Description	sq ft	sq m
Ground Floor Workshop	831	77.20

Lease

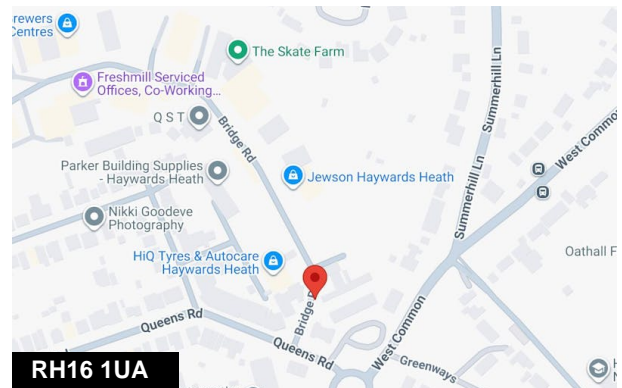
The premises is available by way of a new, fully repairing and insuring lease on terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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