

ONE FLOOR
REMAINING



TO LET

First Floor, Sheencroft House
10-12 Church Road, Haywards Heath RH16 3SN



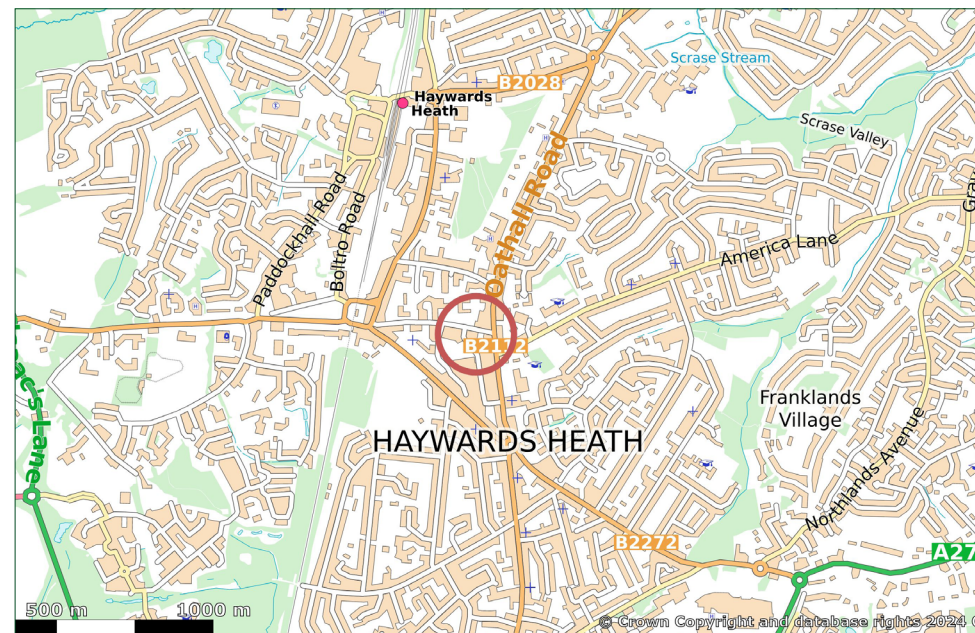
Key Features

- Last remaining floor within this recently refurbished office building
- Fitted to a high standard with raised access floors, carpet tile flooring and LED lighting
- Air-conditioned throughout with suspended ceilings and PIR lighting controls
- Excellent natural light and open plan layout
- 22 on-site car parking spaces (1:250 sq ft ratio)
- Passenger lift and welcoming ground floor reception
- Male, female, and disabled WC facilities plus on-site shower
- WCs and shower facilities
- Flexible lease terms available

Location

Haywards Heath is in the heart of Mid Sussex with easy access to the A23 and A272.

Sheencroft House is situated 15 mins walk away from Haywards Heath mainline train station, which provides services to London (45 mins), Brighton (15 mins) and other South Coast locations. Numerous shopping facilities and restaurants are also within walking distance.





Description & Accommodation

Sheencroft House is a modern, well-specified office building in the heart of Haywards Heath, which has recently undergone a programme of refurbishment throughout. The property offers bright, contemporary workspace fitted to a high standard, with air conditioning, raised access floors and LED lighting.

The first floor comprises 6,686 sq ft and is now the last remaining suite within the building and benefits from excellent natural light and an open plan layout. The building also provides a welcoming reception area, lift access to all floors, and generous on-site parking (1:250 sq ft).

- 22 car parking spaces (1:250 sq ft)
- Air conditioning
- Suspended ceilings
- LED lighting with PIR and daylight dimming controls
- Full access raised floor
- Shower facilities
- Open plan reception area with access to disabled WC
- 8-person lift
- Male & female WCs on each floor

The accommodation has the following approximate Net Internal Area (NIA):

	Sq Ft	Sq M
First Floor	6,686	621.15





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Planning

We understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

EPC

We understand the property has an EPC rating of C (52)

Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a quoting rent of £22 psf per annum exclusive.

Business Rates

Based upon the previous assessment we estimate the rates payable will be in the region of £6.95 psf or approximately £46,000 per annum*

(*NB this is an estimated sum and not stated a matter of fact)

VAT

Rents and prices are quoted exclusive but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.



Viewings and Further Information

Please contact sole agents Flude Property Consultants:

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Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

