

**TO LET / FOR SALE**

**STAND ALONE OFFICE BUILDING  
2,377 SQ FT  
EXCELLENT TOWN CENTRE LOCATION**

Paddockhall Chambers, Paddockhall Road, Haywards  
Heath, RH16 1HF



## Summary

<b>Available Size</b>	2,481 sq ft
<b>Rent</b>	£50,000 per annum exclusive
<b>Price</b>	Offers in the region of £615,000
<b>Rateable Value</b>	£27,750
<b>EPC Rating</b>	E (110)

## Location

Paddockhall Road is situated just off the B2272 which is one of the main thoroughfares through Haywards Heath and is home to a mix of retail and office occupiers.

Haywards Heath is an affluent commuters town located approximately 8 miles South of Gatwick and 12 miles North of Brighton. Haywards Heath's mainline railway station is just 0.1 miles away and offers direct services to London terminals in 44 minutes.

## Description

The property comprises an attractive brick built, detached, two storey building (plus basement storage) in the heart of Haywards Heath. The premises are currently configured to provide a mix of open plan office space with a number of individual offices, kitchens and meeting rooms.

The ground floor provides the main pedestrian entrance to the front of the property which leads into an attractive reception area, the ground floor offices lead from this area with the kitchen and toilets located to the southern side of the building.

The first floor offers four rooms of varying sizes all accessed off a central hallway. The first floor also benefits from a small kitchen.

Parking is provided to the front southern side of the premises.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	1,517	140.93
First Floor	860	79.90
Kitchen	17	1.58
Basement	87	8.08
<b>Total</b>	<b>2,481</b>	<b>230.49</b>

## VAT

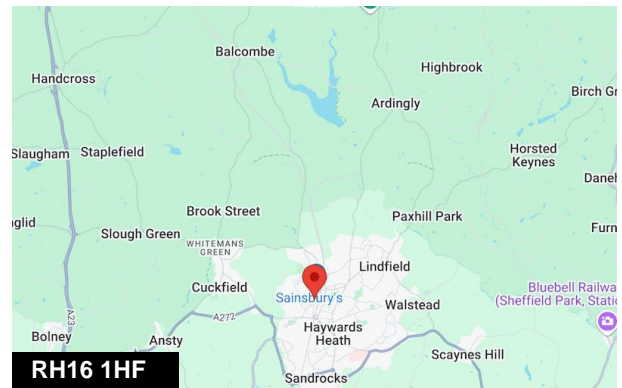
VAT may be applicable on the terms quoted.

## Legal costs

Each party to be responsible for their own legal costs.

## Shepton

Interested parties should note that the neighbouring office building 'Shepton' is also available For Sale or To Let, further information upon request.



## Viewing & Further Information



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More details @ [crickmay.co.uk](http://crickmay.co.uk)



### Crickmay Chartered Surveyors

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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.





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