

NOW 41%  
LET



TO LET

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





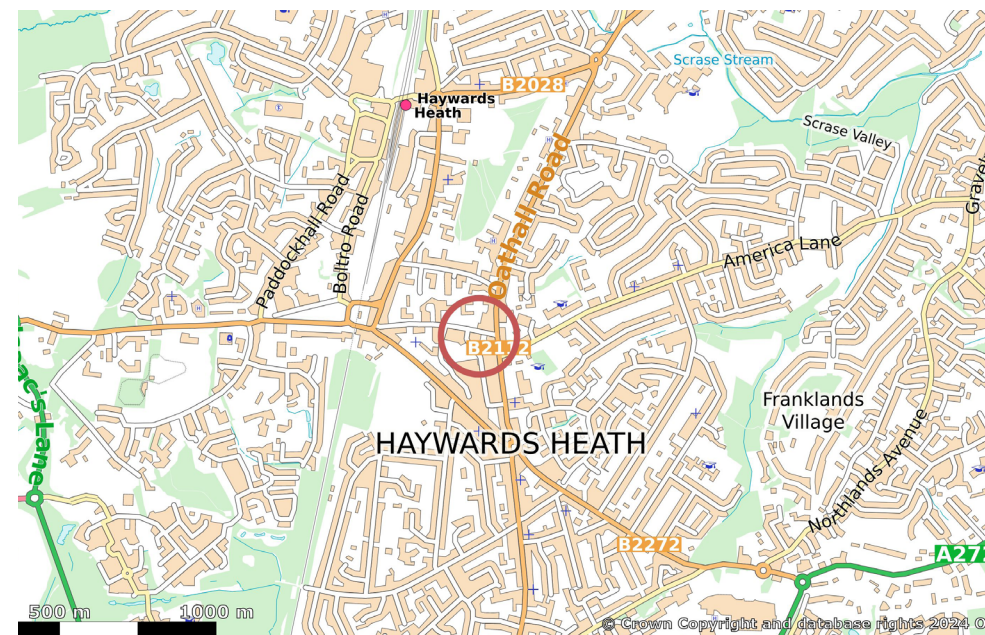
## Key Features

- Fitted to a high standard throughout
- Fitted kitchens and break out areas
- Excellent car parking provision of 1:250 sq ft
- Air conditioning
- Raised access floors and carpet tile flooring
- LED lighting
- 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.





## Accommodation

The building comprises good quality and fully fitted office accommodation arranged over 4 floors, and accessed via main reception area with lift access to every floor.

### Amenities:

- 90 car parking spaces (1:250 sq ft)
- Fitted kitchens, break out area and meeting rooms to each floor
- Air conditioning
- Suspended ceilings
- LED lighting with PIR and daylight dimming controls
- Full access raised floors with carpets throughout
- Shower facilities
- Open plan reception area with access to disabled WC
- 8-person lift
- Male & female WCs on each floor

## Current Availability

Floor	Sq Ft	Sq M	Availability
Ground Floor	6,504	604.24	Under Offer
First Floor	6,686	621.15	Available
Second Floor	6,686	621.15	LET
Third Floor	2,066	191.94	LET
<b>Total</b>	<b>21,942</b>	<b>2,038.48</b>	







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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 building is available to let either as a whole or on a floor by floor basis for a term to be agreed.

## Business Rates

Current assessment of rateable value: £282,500  
New assessment will be obtained if the building is let on a floor by floor basis.

## 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.

