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to let  
Newly refurbished offices  
10,662 sq ft  
30 car spaces  
many amenities

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Upton House, 7 Perrymount Road, Haywards Heath, RH16 3TN  
TO LET: WELL LOCATED NEWLY REFURBISHED OFFICE BUILDING

# LOCATION



Haywards Heath is a highly regarded commuter town situated just 14 miles north of Brighton, 8 miles south of Crawley, and 4 miles north of Burgess Hill. Gatwick Airport is 12 miles to the north, and the town is exceptionally well connected to major road systems, including the A23, M23, M25, and the A272 running through Mid Sussex.

The building is within walking distance of Haywards Heath mainline station and the adjacent Waitrose supermarket, providing direct access to London in only 44 minutes.

The town center, with its diverse selection of shops, restaurants, and bars, is just a 10-minute walk away, located along The Broadway. Perrymount Road is the town's established professional office hub.

## Description

A purpose-built office building, spanning the Ground, Lower Ground, and three upper floors, boasts a prominent main road presence, landscaped areas, and secure parking for up to 38 cars.

Haywards Heath, an affluent commuter town strategically positioned between London and Brighton, offers excellent transport connectivity. Haywards Heath Station provides direct train services to London Victoria, London Bridge, and Brighton. Additionally, its proximity to the A23 allows easy access to the M23 motorway and the broader road network.

The building features flexible and newly refurbished office accommodation, ready for immediate occupation.

## Key Features

- Newly Refurbished Office Headquarters
- Excellent Transport Connectivity
- Located in an Affluent Commuter Town
- 39 Onsite Car Parking Spaces
- 1,658 sq ft to 10,862 sq ft Available

## Accommodation

Self-contained refurbished office accommodation is arranged as follows:

**Lower Ground Floor:** 969 sq ft (90 m2)

**Ground Floor:** 689 sq ft (64 m2)

**First Floor:** 3,068 sq ft (285 m2)

**Second Floor:** 3,068 sq ft (285 m2)

**Third Floor:** 3,068 sq ft (285 m2)

**Total Accommodation (NIA): 10,862 sq ft (1,009 m2)**

38 on-site car parking spaces to include 1 disabled space.

## Amenities

- Virtual open-plan office floors
- New Panasonic VRF air conditioning units on each floor (heating and cooling)
- New suspended ceiling systems with LED lighting
- New carpet tiles throughout
- Internal and external decoration throughout
- Newly refurbished WCs with vinyl floor coverings on each floor
- Newly refurbished and painted double-glazed windows throughout
- New relining of the car park
- Excellent natural light in office areas
- OTIS 8-person lift connecting all floors
- Data boxes on most floors

## Lease



A new lease is available for a term to be negotiated.

Lower Ground Floor: £18,500 per annum, exclusive (£19 psf)  
UNDER OFFER

Ground Floor: £13,750 per annum, exclusive (£20 psf) UNDER OFFER

First Floor: £61,250 per annum, exclusive (£20 psf) UNDER OFFER

Second Floor: £61,250 per annum, exclusive (£20 psf)

Third Floor: £64,500 per annum, exclusive (£21 psf)

**Total Accommodation: £219,250 per annum, exclusive**

Floors can be let together or separately.

## Rent Review

By negotiation.

## Repairing Liability

Full Repairing and Insuring by way of service charge (estimated at £3.24 psf for 2023).

Apportionment for 2023 is detailed below:

- Lower Ground Floor: £3,142.52 (8.92%)
- Ground Floor Office: £2,233.58 (6.34%)

- First Floor Office: £9,952.48 (28.25%)
- Second Floor Office: £9,952.48 (28.25%)
- Third Floor Office: £9,952.48 (28.25%)

## Business Rates

Billing Authority: Mid Sussex

- Description: Offices and premises
- Rateable Value: £163,000
- Rates Payable:
- Valid from 1 April 2023 to present

## VAT

VAT will not be payable on the terms quoted.

## Legal Fees

Each party is to pay their own legal fees incurred.

## Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).









GET IN TOUCH  
gravesjenkins.com



Phil Graves

01273 701070  
07970 747197  
graves@gravesjenkins.com



Oli Graves

01273 701070  
07435 099764  
oli@gravesjenkins.com



BRIGHTON OFFICE  
Coach House  
26 Marlborough Place  
Brighton  
East Sussex  
BN1 1UB