

SUPERBLY FITTED GYM/STUDIO
2 FLOORS 3157 SQ FT (289 M2)
10 PARKING SPACES
TO LET



4D BURRELL ROAD
HAYWARDS HEATH
RH16 1TW

71 Church Road, Hove, Sussex BN3 2BB T. 01273 233333 E. tom@tomgraves.co.uk www.tomgraves.co.uk

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LOCATION

The property is situated in a predominantly office/industrial area. Haywards Heath train station is 5 mins by car, accessible on foot from this location. The main commercial thoroughfare Haywards Heath is also 5/10 mins away by car.

ACCOMMODATION

The premises comprise ground floor shop/office, arranged as follows:

GROUND FLOOR**Reception 324 sq ft**

- Fitted reception desk

**Gym 1192 sq ft**

- Male and Female Changing rooms
- 10 car parking spaces
- A/C
- High Ceilings
- Hard covering Gym floor
- Further seated waiting area



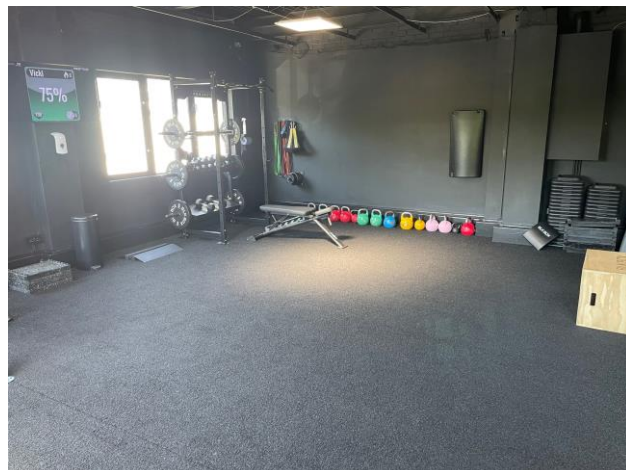
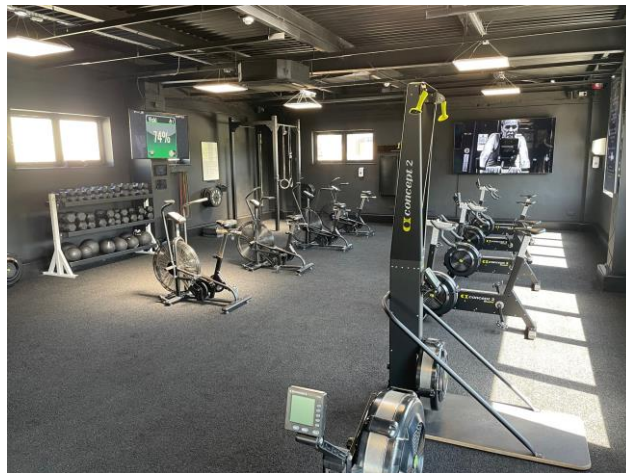


FIRST FLOOR

Gym

1641 sq ft

- High Ceilings
- A/C
- Gym Carpet Floor
- Roof Lights
- Track Lighting



TENURE	Leasehold				
LEASE	New Lease to be negotiated				
RENT	OIRO £52,500 per annum exclusive				
UNIFORM BUSINESS RATES	<table><tr><td>Description:</td><td>Gym and Premises</td></tr><tr><td>Rateable Value:</td><td>£31,500</td></tr></table>	Description:	Gym and Premises	Rateable Value:	£31,500
Description:	Gym and Premises				
Rateable Value:	£31,500				
VAT	VAT is not chargeable on the terms quoted				
LEGAL FEES	Incoming tenant to bear both parties legal costs				
VIEWING	Strictly via a prior appointment through sole agent: Tom Graves Property Ltd Tel: 01273 233333				