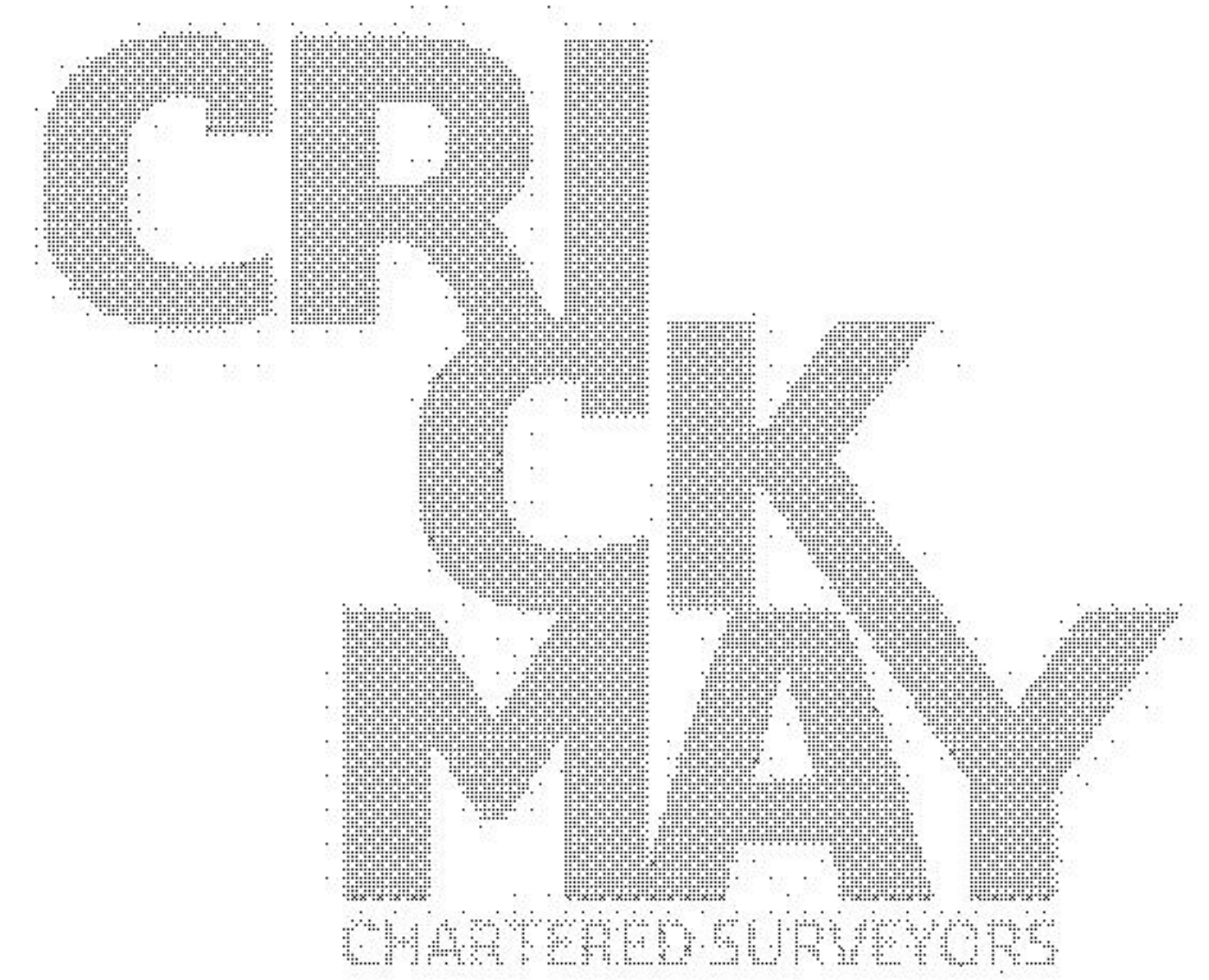




The Duty Planning Officer
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*Also at Brighton & Hove and
Horsham*

3rd December 2024

Dear Sir / Madam,

Sussex House, Perrymount Road, Haywards Heath, West Sussex

I write in connection with the submission of a full planning application being submitted in respect of the above-mentioned site and to summarise our continued marketing activity carried out to date.

About Crickmay

As outlined within our initial marketing summary, Crickmay have extensive knowledge of the South-East property market having been established since 1984. From our offices in Horsham, Haywards Heath and Brighton & Hove we have a combined team of 10 Chartered Surveyors and 2 graduate surveyors who act for a mix of occupiers, landlords, developers and investors on a multitude of commercial properties and residential developments.

We acquire, sell and let commercial property in addition to providing valuations, building consultancy, and property management, as well as advice on business rates, planning and landlord & tenant negotiations.

About the Author

Jonathan Mack BSc (Hons) MRICS is a Chartered Surveyor with over 17 years in the commercial property industry. Jonathan is a co-owner and director of Crickmay heading the agency department across our Horsham, Haywards Heath and Brighton & Hove offices.

The Property

I will not go into any great detail other than to record the property is located in a prominent position on Perrymount Road which forms a central business location for Haywards Heath. Haywards Heath mainline railway station and Waitrose supermarket are within a 5-minute walk together with the town's vast array of shops and restaurants.



The premises comprise a modern detached, two-storey office building benefitting from a large atrium providing excellent natural light, air conditioning, suspended ceilings, recessed lighting, perimeter trunking, raised floors, kitchen and WC facilities, an external courtyard at first floor along with 122 car parking spaces.

Accommodation

The accommodation comprises the following approximate net internal floors areas, measured in accordance with the RICS Code of Measuring Practice 6th edition:-

Ground Floor Reception	477	44.31
Ground Floor Office	14,859	1,380.45
Ground Floor Atrium	2,114	196.40
First Floor Offices	13,386	1,243.60
External Stores	84	7.80
Total	30,920	2,872.56

Marketing Activities

Following on from our initial marketing summary dated 30th January 2024 and our additional marketing update letter dated 3rd July 2024, we have continued to regularly circulate the property details amongst applicants upon our database seeking office accommodation within the town generally, along with all the local and national agents covering the South-East area who may have clients seeking accommodation of this nature. We have also continued to market the availability of the premises via all our web portals including Focus, P I Property, Commercial Property Database, the Gatwick Diamond Commercial Property Register, Estate Agents Clearing House, Zoopla, Prime Location and Office Agents Society.

Since our last letter we have only received three further direct enquiries in respect of Sussex House, one from a speculative developer asking whether the freehold of the premises could be made available, one from a party that ultimately decided they wanted to be in Crawley and Gatwick only and the last from an agent acting for a client who is ideally seeking a mixed office / industrial premises with a preference to purchase, as opposed to lease.

Beyond the direct enquiries we have received, there have been since our last summary four general agent led requirements circulated for the South East generally, which we have followed up, as follows:-

- Office requirement between 5,000 and 7,000 sq ft with good parking provision. Upon further discussion it turns out this requirement was focused specifically on Crawley only and wouldn't consider Haywards Heath as a viable alternative and whilst leasehold options would be considered, freehold options are preferred.

- Office requirement between 3,000 and 4,500 sq ft with good parking provision and ideally over only one floor. This party unfortunately dismissed Sussex House being far too large for their requirements.
- Office requirement between 10,000 and 15,000 sq ft for the banking and finance sector. Upon further enquiry this party were seeking fitted space within Brighton only.

Unfortunately due to the above feedback we are still in a position where no offers have been received for the property, to date.

Haywards Heath Office Market

Since our last marketing update letter we have continued to see a generally poor level of demand for office accommodation within the town generally, with just four transactions having taken place. These transactions have been for much smaller accommodation (143 sq ft – 4,606 sq ft) and are generally due to existing occupiers within the town having relocated from another building as a result of their requirement to upsize / downsize at their lease expiry / break date. We are otherwise continuing to see very few enquiries from parties presently outside of the town who are looking to relocate to Haywards Heath specifically. We are still finding a general trend for higher density occupation and increasingly agile working environments leading to a shift in demand for large floorplates in favour of smaller scale, high quality space. As a result of this we are finding large office buildings such as Sussex House to be the most difficult to let in the current marketplace and do not anticipate this changing within the mid to long term future.

It should be noted that aside from the subject property, despite the few lettings taking place, there is still presently just under 51,000 sq ft of available office accommodation within Haywards Heath catering to these smaller requirements ranging from 340 sq ft to 21,942 sq ft across 12 buildings.

I hope that this brief letter helps to set out our continued marketing activity to date, however if I can help to provide any additional information at this stage, please do not hesitate to let me know.

Yours sincerely,

