



**TO LET**

**OFFICES – 552 SQ FT (51.30 SQ M)**

**First Floor, Dorset House, East Grinstead, West Sussex, RH19 3DE**

**DESCRIPTION**

Office suite on the 2<sup>nd</sup> floor extending to 552 sq. ft. The suite comprises 2 principle areas with shared WCs and kitchen facilities. Includes 1 allocated parking space situated to the rear of the building.

**LOCATION**

Dorset House is a magnificent Grade II listed building situated in the the heart of East Grinstead. It occupies a prominent position on the High Street providing immediate access to town centre amenities.

Local public transport is available in the High Street and East Grinstead mainline railway station is approximately 0.3 miles providing services to London Bridge and London Victoria.

East Grinstead is well located approximately 6.5 miles east of the M23 (J10), approximately 11.2 miles south of the M25 (J6) and approximately 10 miles to the east of Gatwick Airport.

**ACCOMMODATION (NET INTERNAL AREA)**

	SQ FT	SQ M
First Floor Offices	552	51.30

**RENT**

£12,000 per annum exclusive.

**RATES**

To be reassessed seperately.

**VAT**

VAT will be charged on the quoting terms.

**AMENITIES / OPPORTUNITY**

- LED spotlights
- 1 Parking space
- Gas central heating
- Carpeted suspended floors
- Shared WCs
- Open plan office
- East Grinstead Station <10 minute walk away
- Town centre location
- Close proximity to M23/M25 Motorways
- Flexible uses

**SERVICE CHARGE**

A service charge will be payable for upkeep of the common parts and for a share of the utilities.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**EPC**

The property has an EPC rating of C.



**VIEWINGS – 01293 441300**

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