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**MAKING
PROPERTY
WORK**
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**FOR SALE/
TO LET**

OFFICE – 2,836 SQ FT (263.46 SQ M)

Hawker House, Imberhorne Lane, East Grinstead, West Sussex, RH19 1TU

DESCRIPTION

Hawker House comprises a detached, two storey office building with parking and a separate garage. The property is of brick elevations with a tiled roof.

LOCATION

Hawker House is located in the popular Independent Business Park estate on Imberhome Lane. Approximately 1.5 miles North West of East Grinstead town centre and mainline station providing direct services into London Bridge and London Victoria. Gatwick airport is approximately 8 miles East and can be accessed in 20 minutes.

The neighbouring Birches Industrial Estate is the largest industrial area in East Grinstead and is within walking distance. Local facilities are located on London Road 0.5 miles away.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	1,434	133.22
First Floor	1,162	107.95
Garage / Storage Building	240	22.3
TOTAL	2,836	263.47

AMENITIES / OPPORTUNITY

- Recently refurbished
- Comfort cooling and heating
- LED lighting throughout
- Kitchenette on ground and 1st floor
- WCs on both floors
- 16 parking spaces

RENT

£40,000 per annum exclusive.

PRICE

Offers in the region of £525,000.

RATES

Rates to be assessed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.



VIEWINGS – 01293 441300

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@SHWProperty



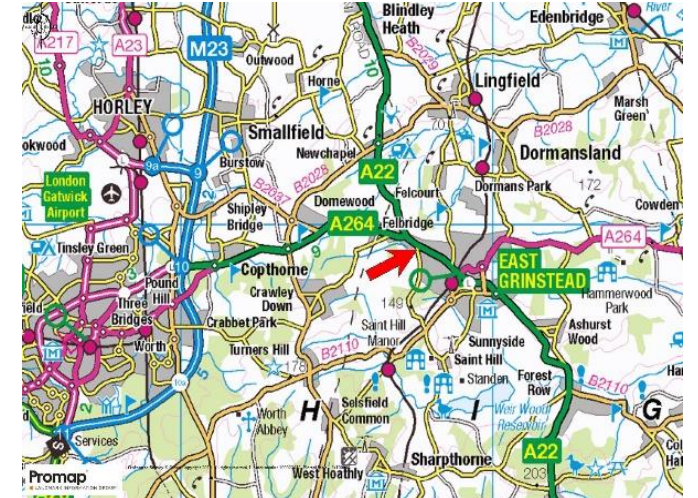
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