

TO LET

OFFICE - 2,515 SQ FT (233.65 SQ M)

1st Floor Rear East Grinstead House, Wood Street, East Grinstead, RH19 1UA

DESCRIPTION

East Grinstead House consists of 4 blocks of three storey offices within the heart of East Grinstead. Block B has 4,930 sq ft available at ground floor level and 2,515 sq ft available on the first floor. There is also 6,344 sq ft available on the third floor.

The first floor suite has been refurbished to include a new kitchen and air conditioning.

LOCATION

East Grinstead House is situated in East Grinstead Town Centre. It is located on the one way system (A22 - Station Road and London Road) providing easy access to amenities and a short walk to the Railway Station providing services to London Bridge and London Victoria. Local public transport is available in the High Street.

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 Rear	2,515	233.65

NB: There is also 4,930 sq ft (458.01 sqm) available at ground floor level and 6,344 sq ft (589.38 sqm) available on the third floor.

AMENITIES

- 5 allocated car parking spaces in the multi-storey car park onsite
- New carpeting, suspended ceiling, LED lighting, kitchen and air conditioning
- Secure building

RENT

£15.00 per sq ft (£37,750 PAX)

RATES

To be confirmed

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC is being prepared and will be available shortly.













VIEWINGS - 01293 441300

James Clement

Laura Thomson t: 01293 441 339

t: 01293 441329

e: lthomson@shw.co.uk

e: jclement@shw.co.uk

@SHWProperty

in SHW Property

SHW Property

MAKING PROPERTY WORK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316