



SHW

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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

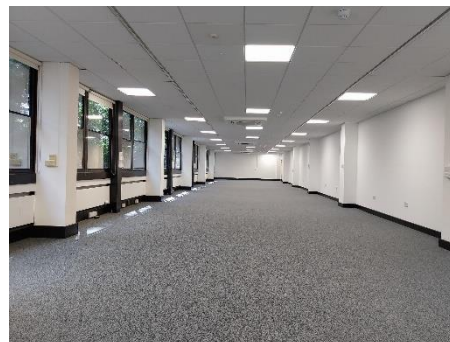
VAT will be charged on the quoting terms.

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

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