



# TO LET – FLEXIBLE TERMS

**OFFICE – 2,688 – 5,382 SQ FT (249.78– 500.05 SQ M)**  
Medway House, Cantelupe Road, East Grinstead, West Sussex RH19 3BJ

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## Rent | £13.50 psf PLUS VAT

### LOCATION

The offices are situated in the main office pitch of East Grinstead, close to the High Street and its amenities. Local public transport is available in the High Street and East Grinstead mainline railway station is approximately ¼ of a mile distant 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 (NIA)

	SQ FT	SQ M
First Floor	2,694	250.27
Second Floor	2,688	249.78
<b>TOTAL</b>	<b>5,382</b>	<b>500.05</b>

### RATES

First Floor Rateable Value - £25,250 (2017)

Second Floor Rateable Value - £24,000 (2017)

### RENT

£13.50 psf plus VAT

### SERVICE CHARGE

There will be a service charge to cover the upkeep of the common areas at c. £4.50psf (2022).

### EPC

First Floor	76-100	<b>D</b>
Second Floor	76-100	<b>D</b>

### DESCRIPTION

Medway House is a three storey detached office building. The first and second floors provide predominantly open plan offices with a number of glass-partitioned offices and meeting rooms.

### AMENITIES

- Perimeter trunking
- Gas fired central heating (not tested)
- Air conditioning (not tested)
- Suspended ceiling with recessed cat II lighting
- 6 car parking spaces per floor

### TENURE

A new full repairing and insuring lease is available on terms to be agreed

### VAT

VAT will be chargeable on the terms quoted.

### LEGAL COSTS

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

### INSURANCE

Insurance of c. £1,000pa per floor (2022).



### VIEWINGS – 01293 441300

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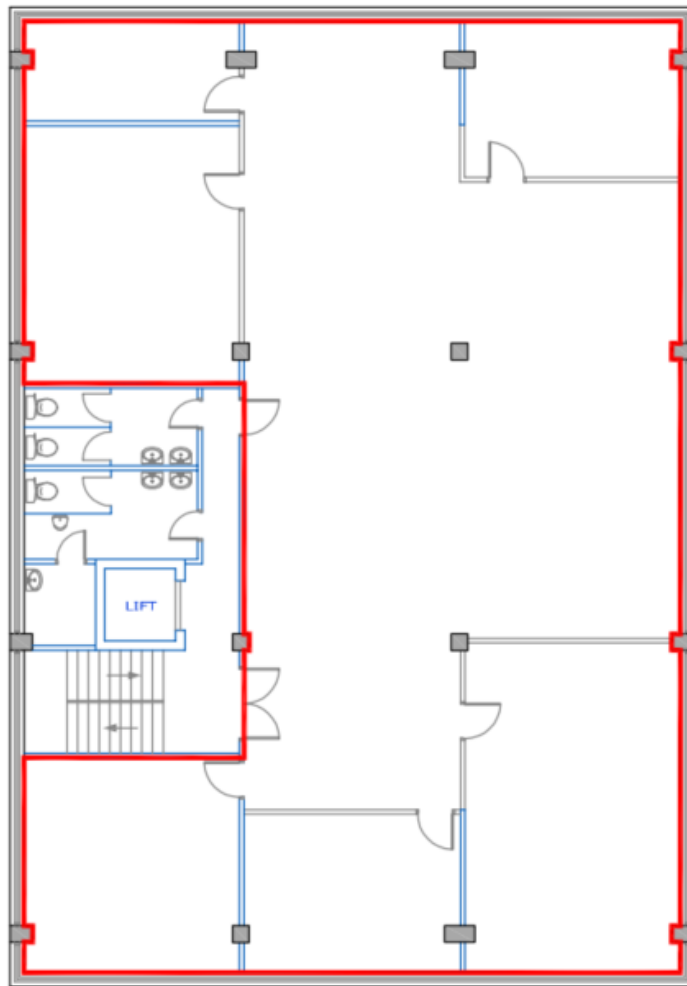
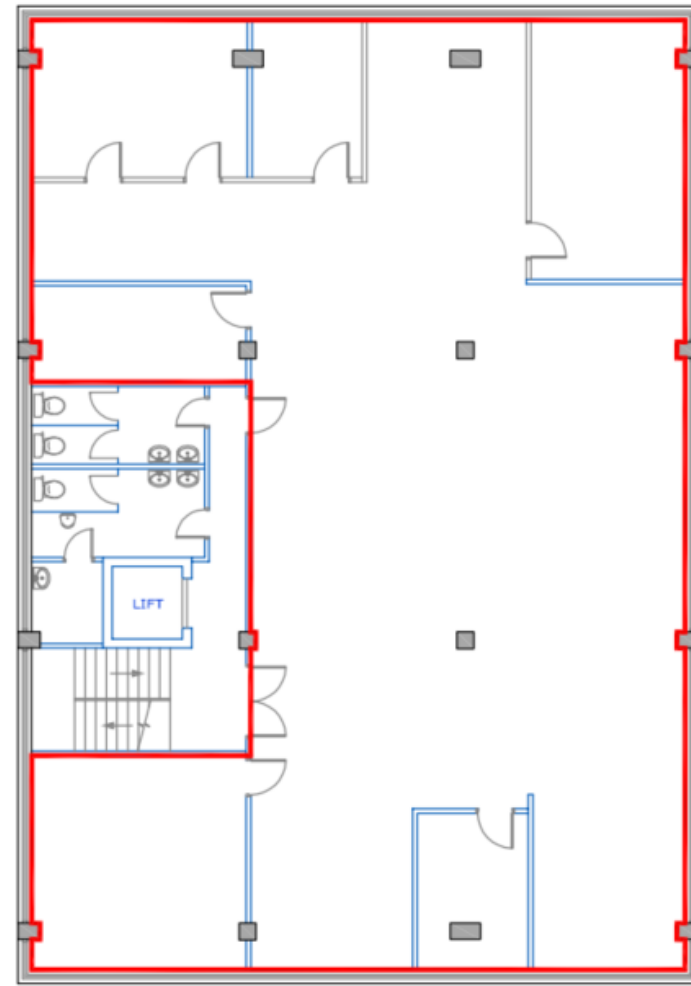


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