



**SHW**

**MAKING  
PROPERTY  
WORK**  
**SHW.CO.UK**

**TO LET**

**OFFICE – 4,930 SQ FT (458.01 SQ M)**

**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.

There is a 4,470 sq ft office available on the ground floor and a 460 sq ft office that can be incorporated into this suite. The 4,470 sq ft suite also benefits from double door loading and a number of allocated parking in the multi-storey car park onsite.

## 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
Ground Floor Front	4,470	415.28
Ground Floor Rear	460	42.74
<b>TOTAL</b>	<b>4,930</b>	<b>458.01</b>

## AMENITIES

- 10 allocated parking spaces available in the on-site multi-storey car park
- Double door loading
- Communal kitchen space
- Suspended ceiling with LED lighting
- Open plan layout

## RENT

£74,000pax (£15.00 Per sq ft)

## RATES

To be confirmed

## VAT

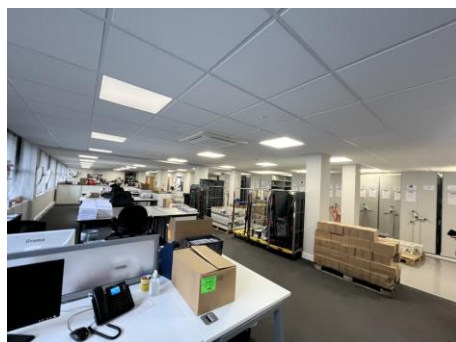
VAT will be charged on the quoting terms.

## 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

Laura Thomson

t: 01293 441 339

e: lthomson@shw.co.uk

James Clement

t: 01293 441329

e: jclement@shw.co.uk



@SHWProperty



SHW Property



SHW Property

**MAKING  
PROPERTY  
WORK**