CHARTERED SURVEYORS & LAND AGENTS
COMMERCIAL, RESIDENTIAL & FARM AGENCY
RICS REGISTERED VALUERS

92 High Street, East Grinstead, West Sussex, RH19 3DF
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RH & RW CLUTTON

TO LET – AN EXCELLENT OFFICE UNIT ON THIS SECURE AND WELL MAINTAINED RURAL BUSINESS PARK ON THE OUTSKIRTS OF EAST GRINSTEAD

Unit C1 Moor Hall Business Park
Sandhawes Hill
East Grinstead
West Sussex, RH19 3NR

- Situated on this well maintained business park
- Approx 1.5 miles from East Grinstead town centre and 2 miles from railway station
- FTTP broadband installed, up to 900mpbs per unit with 40 gig cable to site
- Ample on site parking
- After hours secure entrance system with electric gates

TO LET - £1,650 PCM inclusive of maintenance charge but exclusive business rates

LOCATION
Moor Hall is situated on the outskirts of East Grinstead, within mature landscaped grounds, well screened from the road and approached via a gated entrance drive. East Grinstead Town Centre is about 1.5 miles, the Railway Station about 2 miles Dormansland Village is within a similar distance as is Dormans Railway Station. Junction 10 on the M23 Motorway is approx 7 miles whilst Junction 6 on the M25 Motorway is about 8.5 miles.

DESCRIPTION
The Premises comprise an excellent Office Unit with newly fitted Kitchen and Cloakrooms.

ACCOMMODATION
Fully glazed **Entrance with Double Doors** to **Office** with **Storage Cupboard.** Double doors to **Office/ Meeting Room,** Cloakroom and Fitted Kitchen.

Total Floor Area approx. 97.6 sq.m. (1,050 sq.ft.)

FACILITIES
Fibre Broadband available
Mains Water and electricity
Double glazed windows
Wall mounted trunking with power points
LPG central heating system
Fully carpeted Floor
Single Phase electricity Supply
Newly fitted Kitchen and cloakrooms
All services independently metered per Unit
Alarm System & Mains Fire Alarm
Semi Rural yet convenient location
Ample parking on site
External Communal Lighting
Back-up Generator – Uninterrupted power supply 110KVA
After Hours Secure Entrance System with Electric Gates
Site CCTV Security System throughout
Cat 5 computer sockets & data cabinet

TO BE LET
On a Landlord Flexible Licence subject to approval of references, a rent deposit and/or guarantor will be required.

RENT
£1,650 per calendar month inclusive of maintenance charge but exclusive of business rates, electricity, water, telephone and broadband charges. The maintenance charge covers external repairs and redecoration together with the upkeep of the car park and grounds.

BUSINESS RATES
Ratable value £4,850 and qualifies for Small Business Rate Relief. Intending Tenants should make their own enquiries of Tandridge District Council, Tel: 01883 722000.

VALUE ADDED TAX
Prospective Tenants are reminded that under the Finance Act 1989, Value Added Tax may be payable on the rental. Intending Tenants should make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE
Please contact the Agents.

LEGAL COSTS
Each Party to pay their own legal costs (if any) incurred in the transaction.

VIEWING
Viewing and further information from the Agents
RH & RW Clutton - 01342 410122

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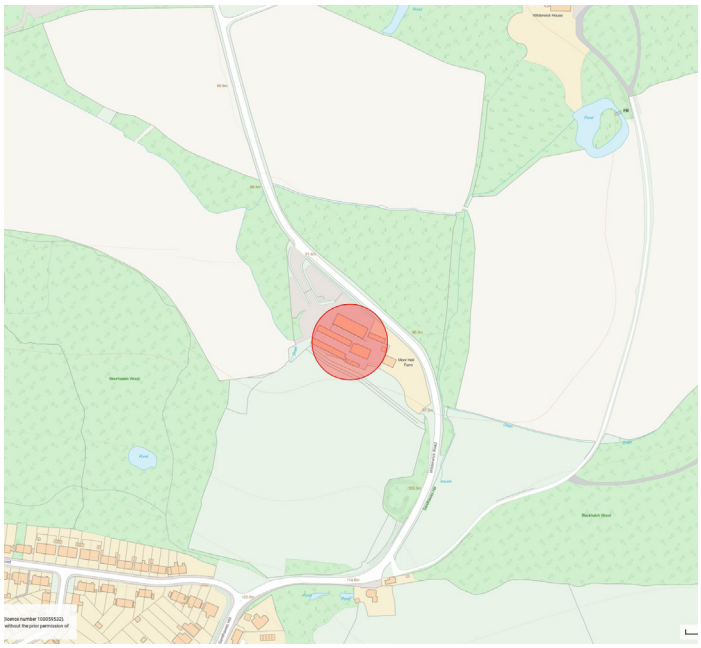

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Particulars and photographs prepared November 2021.

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