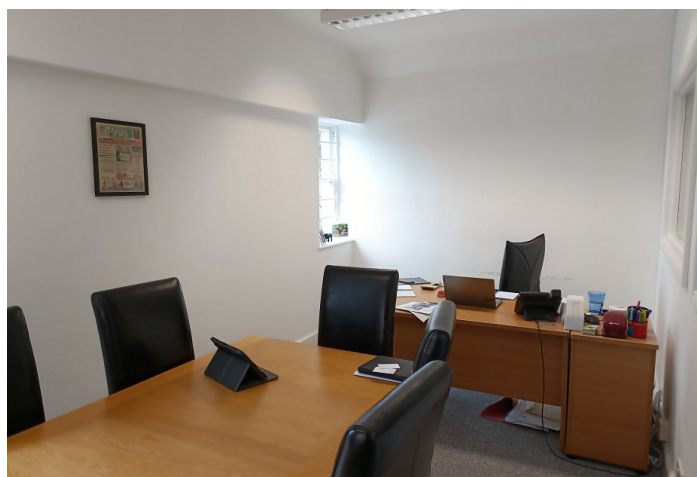


SELF-CONTAINED OFFICES - 757 SQ FT

Crown House
37 High Street
East Grinstead
West Sussex
RH19 3AF

- Private first floor offices
 - Central location
 - On site car parking
- Self-contained with own kitchenette and WCs

TO LET - £12,500 PA EXCLUSIVE



SITUATION

Crown House occupies a prominent position within the Historic High Street of East Grinstead. The High Street shops are of a specialised nature together with mix of offices including Solicitors' Practices, accountants, a branch of Barclays Bank and there is also a good selection of cafes and restaurants. East Grinstead railway station with services to London via East Croydon is about 0.5 miles distant. Junction 10 on the M23 motorway is approximately 6 miles, this links to the north with the M25 London orbital motorway and to the south with the A23 trunk road to Brighton and the south coast. Bus and coach services pass through the High Street and Gatwick International Airport is within easy travelling distance.

DESCRIPTION

Excellent **First Floor Office Premises** with own kitchenette in this attractive period building approached via double entrance doors. In addition there is a dedicated car parking space at the rear of the property.

ACCOMMODATION

Office of about 70.31 sq m (757 sq ft) including open plan office with internal meeting room/office. Carpeted throughout with good natural daylight, painted walls. Wall mounted radiators, high ceiling and CAT II lighting.

SERVICES

We are advised that mains gas, water, electricity and drainage are connected to the property.

AMENITIES

- Spotlights and/or category II strip lights
- Gas fired central heating with fitted radiators
- Power and telephone points
- Fitted carpets
- Ladies and gents cloakroom facilities
- One car parking space

USE

We understand the Use Class is E - Offices.

TERMS

To be left on a new full repairing and insuring lease, outside the Terms of the Landlord & Tenant Act 1954, terms to be agreed and subject to approval of references. A Guarantor may be required and a Rent Deposit will also be payable.

RENT

£12,500 per annum exclusive, plus a proportion of the Buildings Insurance and service charge, payable quarterly in advance.

BUSINESS RATES

The current rateable value for Suite 3 is £6,600 and small business rates relief may be available however prospective tenants should make their own enquiries with Mid Sussex District Council.

ENERGY PERFORMANCE CERTIFICATE

Please enquire of the agents.

LEGAL COSTS

Each party to pay their own legal costs incurred in the transaction.

VALUE ADDED TAX

The property is currently not opted for tax and thus VAT is not currently payable on the rent.

VIEWING

Viewing and further information from the agents
[RH & RW Clutton - 01342 410122](tel:01342410122).
BenedictH@rhrwclutton.co.uk

The Code for Leasing Business Premises in England & Wales

The letting agent refers prospective tenants to The Code for Leasing Business Premises in England & Wales which recommends professional advice is sought before agreeing a business tenancy. Details available from:

www.leasingbusinesspremises.co.uk

NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Particulars and photographs prepared May 2024.



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