



TO LET

GROUND AND FIRST FLOOR OFFICE SUITES
CIRCA 2,006 SQ FT (186.36 SQ M) TO 2,660 SQ FT (247.12 SQ M)

TO BE LET AS A WHOLE OR ON A FLOOR BY FLOOR BASIS

Fairway House
Portland Road
West Sussex
RH19 4ET

- Central position within the town
 - Short walk of all amenities
- Up to 12 car parking spaces at the rear

TO LET - £45,600 & £60,000 PER ANNUM EXCLUSIVE



LOCATION

Fairway House is in a prominently located position within the town centre. East Grinstead train station serving London via East Croydon is within walking distance. 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

Smart, recently refurbished Grade A ground floor and first floor office suites to be let as a whole or on a floor by floor basis.

- Secure entrance doors
- Category 3 recessed lighting throughout
- Carpet tiles throughout
- Self contained kitchen areas on both floors
- Independent integrated cooling air conditioning units
- Perimeter radiator heating
- Rear parking for twelve cars
- Male & female WC facilities

TERMS

To be leased on internal repairing and insuring terms. Outside the Landlord & Tenant Act 1954.

RENT

First Floor - £60,000 per annum (£5,000 pcm) exclusive of business rates.

Ground Floor - £45,600 per annum (£3,800 pcm) exclusive of business rates.

The above rents are on an all inclusive basis, to include building repairs, utilities and common charges.

The property is elected for VAT

BUSINESS RATES

Further information from Mid Sussex District Council Business Rates department Tel: 01444 477564.

EPC

Fairway House has an EPC rating in Band 'E' until June 2035.

VIEWING

Viewing and further information from the agents

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