

## RURAL YET CONVENIENT MODERN OFFICE - 500 SQ FT

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Unit E3 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 900mbps
- Allocated company parking and ample visitor parking
- After hours secure entrance system with electric gates

**TO LET - £750 PCM plus £350 PCM maintenance charge**

## SITUATION

Moor Hall is situated on the outskirts of East Grinstead, 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 of an office suite. The building has rendered elevations under a part peg tile hung and insulated flat roof and being one of three separate self contained office suites.

## ACCOMMODATION

Open plan office

Overall floor area approx 46.45 sq.m (500 sq ft)

## FACILITIES

- Mains water and electricity
- FTTP Broadband installed up to 900 MBPS
- LPG radiator central heating
- LED spot & panel lighting
- Carpet tiled floor
- Air conditioning units
- All services independently metered per office
- Alarm system and mains fire alarm
- Allocated company parking and 4 designated spaces
- Ample visitor parking
- External communal lighting
- After hours secure entrance system with electric gates. Site CCTV security system throughout
- Back-up generator - uninterrupted power supply 110KVA
- External communal lighting

## TERMS

To be let on a six month rolling licence subject to approval of references. A rent deposit and/or guarantor will be required.

## RENT

£750 per calendar month exclusive of maintenance charge.

## MAINTENANCE CHARGE

£300 per calendar month, exclusive of Business Rates (if applicable), Electricity, Water, Telephone and Internet Charges.

## BUSINESS RATES

Business Rateable Value £8,100. The premises benefit from Small Business Rates Relief.

## EPC

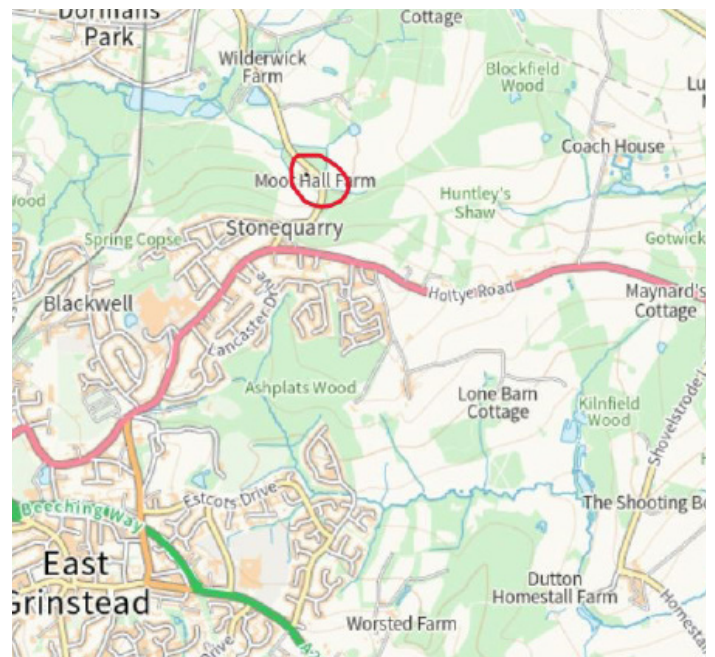
The Property has a 'C' Energy Performance Asset Rating.

## 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  
BenedictH@rhrwclutton.co.uk



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