



## Duaris House

Imberhorne Way, East Grinstead, RH19 1RL

**Two storey detached  
business unit with outdoor  
terraces.**

**Freehold / Leasehold**

**8,454 sq ft**

(785.40 sq m)

- Prominent HQ building
- Rare mixed-use opportunity
- Modern finishes throughout
- First floor and rooftop outdoor terraces
- 2.5m x 3m roller shutter door
- Ground floor warehouse storage / workshop
- First floor spacious open plan offices and private offices
- Private on-site parking

# Duaris House, Imberhorne Way, East Grinstead, RH19 1RL

## Summary

<b>Available Size</b>	8,454 sq ft
<b>Rent</b>	£125,000 per annum
<b>Price</b>	£1,600,000
<b>Rates Payable</b>	£5.51 per sq ft Interested parties should make their own enquiries with the local authority
<b>Rateable Value</b>	£84,000
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (59)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,227	392.70	Under Offer
1st	4,227	392.70	Under Offer
<b>Total</b>	<b>8,454</b>	<b>785.40</b>	

## Description

Duaris House is a two-storey detached business unit with attractive brick and glazed elevations in an established location. The ground floor comprises a mix of warehouse and workshop space that would be suitable for a variety of uses. At first floor there is a mix of open plan office space, private offices, meeting rooms and kitchen / breakout space, along with an outdoor terrace. Additional features include a rooftop terrace and a full height reception area.

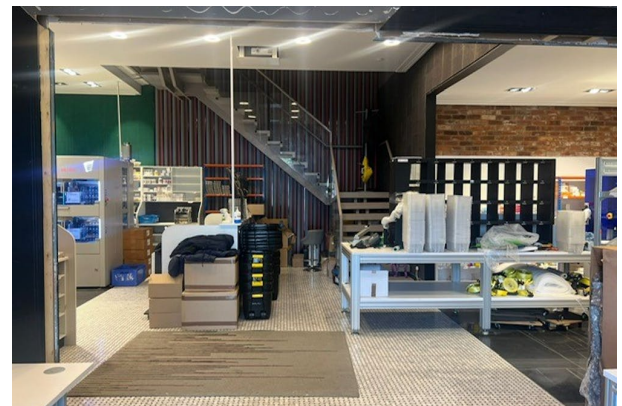
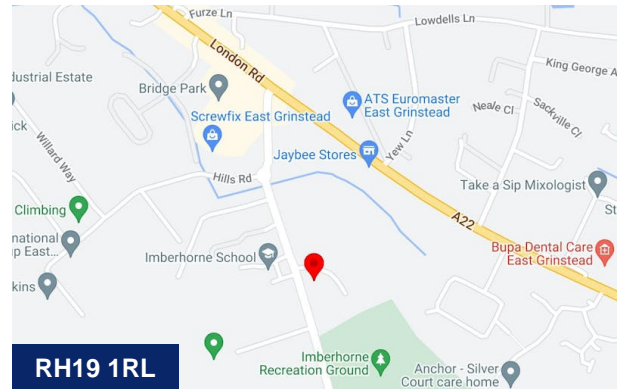
The rooftop terrace is 482 sq ft and the first floor terrace is 149 sq ft.

## Location

Duaris House is located in an established business location on Imberhorne Lane. This benefits from direct access to London Road (A22). The A22 links to East Grinstead railway station 1.7 miles to the south east and offers alternative access north to the M25 (J6) within approximately 15 minutes. The A264 is situated within 0.5 miles and provides direct connectivity to the M23 (J10) within 10 minutes / 5.4 miles. The M23 in turn allows excellent connectivity north to the M25 (J7) within 18 minutes and south towards the A23 / South Coast. Gatwick Airport is located approximately 15 minutes away via the A264.

## Terms

The property is available to purchase Freehold or on a new lease direct from the Landlord



## Viewing & Further Information



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