



**MODERNISED OFFICE UNIT ON THIS POPULAR
RURAL BUSINESS PARK - 468 SQ FT (43.48 SQ M)**

**UNIT 12B BULRUSHES BUSINESS PARK
COOMBE HILL ROAD
EAST GRINSTEAD
WEST SUSSEX RH19 4LZ**

Office ideal for the small to medium business
Popular Business Park on the outskirts of East Grinstead
Town Centre approx. 1 mile
On-site car parking

TO LET - £8,320 PER ANNUM (£160 PER WEEK) EXCLUSIVE

SITUATION

Unit 12b forms part of this popular Rural Business Park and offers excellent business accommodation for a range of SMEs. Bulrushes Business Park is situated on the south western outskirts of East Grinstead and is within 1 mile of the Town Centre with its shops, bars, restaurants and other amenities. East Grinstead railway station is within a similar distance providing services to London Victoria and London Bridge. Junction 10 on the M23 is about 6 miles distant.

DESCRIPTION

This ground floor office unit recently refurbished having timber weather clad elevations under corrugated sheet clad roof.

ACCOMMODATION

Front door to shared Entrance Hall off which is a Cloakroom with WC and hand basin. Door to Office about 7.58m (24'10") x 5.25m (17'3").

AMENITIES

- uPVC double glazed windows and entrance door
- Ample power points
- Good insulation
- Cat II fluorescent strip lights
- Carpeted floors
- Kitchenette

RENT

£8,320 per annum (£160 per week) exclusive of VAT.

TERMS

To be let on a simple Licence to Occupy. Subject to approval of references with a rent deposit and/or guarantor required. The rent is inclusive of water charges but exclusive of business rates, electricity and telephone/data connections. The landlord bills quarterly for electricity consumed.

USE

Office in Planning Use Class 'E'.

BUSINESS RATES

The current rateable value is £5,300. Small Business Relief should be available to qualifying occupiers. Further information from Mid Sussex District Council Telephone: 01444 458166.

ENERGY PERFORMANCE CERTIFICATE

The property is to be assessed for an Energy Performance Asset Rating. Please enquire of the Agents.

LEGAL COSTS

Each Party to pay their own legal costs (if any) incurred in the preparation of the Licence to Occupy.

VIEWING

Viewing and further information from the Agents:

RH & RW Clutton - 01342 410122

BenedictH@rhwclutton.co.uk

KatieD@rhwclutton.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.lettingbusinesspremises.co.uk



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01342 410122

www.rhwclutton.com

92 High Street | East Grinstead | West Sussex | RH19 3DF