



TO LET

OFFICE SUITES FROM 230 SQ FT TO 550 SQ FT

**Dorset House
High Street
East Grinstead
West Sussex
RH19 3DE**

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- Two car parking spaces
 - Town Centre location
 - Bus routes and railway station close by

FROM - £6,000 PER ANNUM TO £11,000 PER ANNUM

LOCATION

Dorset House is a Grade II listed building and occupies a prominent position on the High Street providing immediate access to the town centre. Local public transport is available on the High Street and East Grinstead railway station is approximately 0.3 miles distant providing services to London Bridge and London Victoria. East Grinstead is located approximately 7 miles from the M23 (J10), 11 miles from the M25 (J6) and approximately 10 miles from Gatwick Airport.

DESCRIPTION

Office suite on the ground floor - The suite comprises 3 office areas with shared kitchen and and WC. The Forge - A self contained office suite with kitchenette and WC.

ACCOMODATION

Lower Ground floor office extends to circa 51.09 sq m (550 sq ft) and The Forge extends to circa 21.36 sq m (230 sq ft).

TERMS

To be leased on full repairing and insuring terms outside the Landlord & Tenant Act 1954 for a term to be agreed.

RENT

Lower Ground Floor office suite - £11,000 per annum exclusive of business rates and utilities
The Forge - £6,000 per annum exclusive of business rates and utilities.

VAT will be charged on the rent.

Two parking spaces included. More parking available by separate negotiation with the neighbouring pub.

BUSINESS RATES

Business rates will be payable by the incoming tenant, Currently not separately assessed. Further information from Mid Sussex District Council Business Rates department Tel: 01444 458166.

ENERGY PERFORMANCE CERTIFICATE

Dorset House has an EPC rating in Band 'C' until November 2032.

VIEWING

Viewing and further information from the agents

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