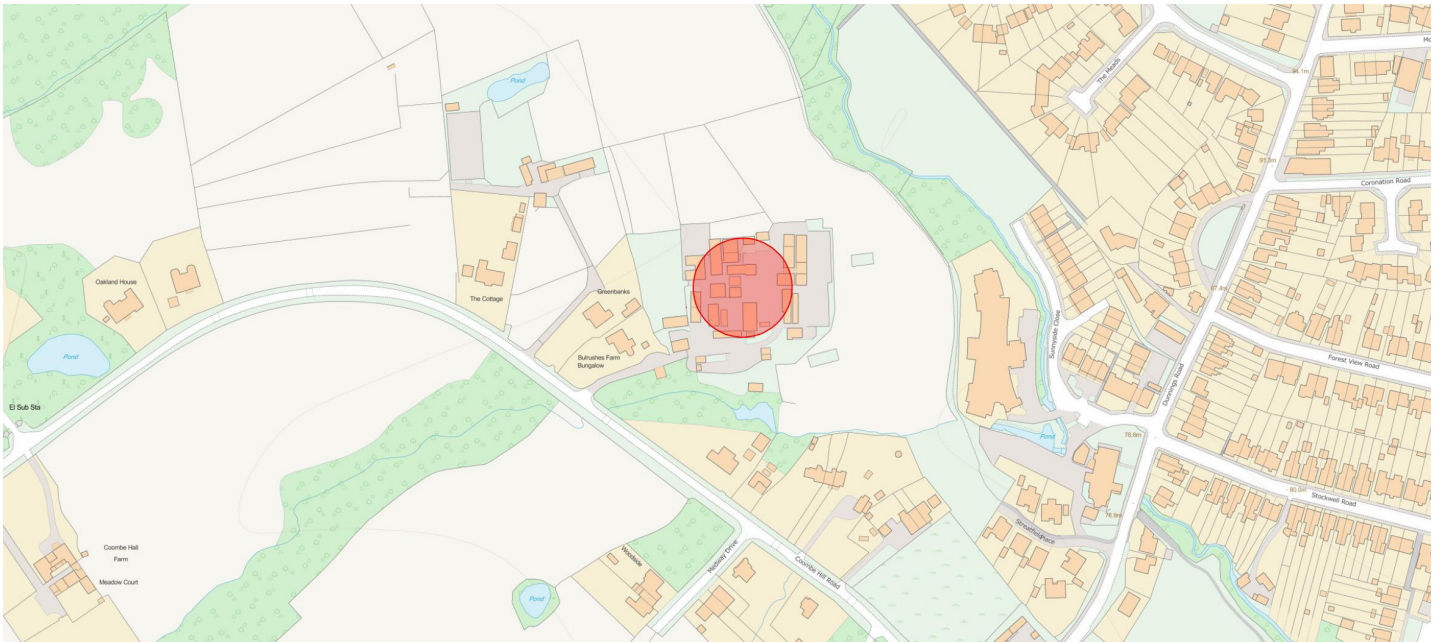


**MODERNISED OFFICE UNIT ON THIS POPULAR
RURAL BUSINESS PARK - 300 SQ FT (27.86 SQ M)**

**UNIT 24 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 - £6,240 PER ANNUM (£120 PER WEEK) EXCLUSIVE



SITUATION

Unit 24 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 offers flexible open plan accommodation.

ACCOMMODATION

Office about 300 sq ft (27.86 sq m). The dimensions are 6.77m x 4.12m.

AMENITIES

- Perimeter power sockets and telephone points
- LED ceiling lighting
- Electric heaters
- Kitchenette
- Carpeted flooring
- uPVC double glazed windows

RENT

£6,240 per annum (£120 per week) exclusive of VAT and service costs.

TERMS

To be let on a Licence to Occupy. Subject to approval of references, details upon request. A rent deposit and/or guarantor will be required.

Please note: 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 Planning Use Class 'E'.

BUSINESS RATES

The current rateable value is £3,550. Small Business Relief should be available to qualifying occupiers. Further information from Mid Sussex District Council Telephone: 0845 6021035.

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@rhrwclutton.co.uk
KatieD@rhrwclutton.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.leasingbusinesspremisses.co.uk

NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Particulars and photographs prepared June 2026



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