



GROUND FLOOR OFFICE/STUDIO - 151 SQ FT

North Suite
The Old Mill
45 London Road
East Grinstead
RH19 1AW

- Central position within the town
 - Short walk of all amenities
- Railway station within walking distance
 - One or two person office
 - Inclusive rent

TO LET - £6,600 PER ANNUM

SITUATION

The office/studio occupies a central position within the town centre of East Grinstead, approached off the London Road, within easy walking distance of all town centre amenities, including car parks. East Grinstead railway station, with services to London via East Croydon, is within approximately 0.75 miles.

DESCRIPTION

A ground floor office/studio forming part of a converted former mill building providing the following accommodation:-

150 sq ft (14.05 sq m)

Having the following dimensions: 3.08m x 4.56m (10' x 17'9").

AMENITIES

- Laminate wood strip flooring and spotlighting
- Gas fired radiator central heating
- Shared WC facilities
- Suitable for one or two people

TERMS

To be let on a new internal repairing lease to include gas heating and electricity charges outside the Landlord & Tenant Act 1954, terms to be agreed. A rent deposit and/or guarantor will be required and references taken up. N.B. A licence to occupy may be considered.

RENT

£6,600 per annum (£550 per calendar month).

The rent is inclusive of heating and electricity assuming a standard office use. Please note the landlord reserves the right to make an additional charge for these services dependent on a tenant's consumption.

VAT is not currently charged on the rent.

BUSINESS RATES

Small Business Rates Relief may be available to qualifying occupants. Further information from Mid Sussex District Council Business Rates department Tel: 01444 477564.

EPC

The property has an Energy Performance Certificate in Band E.

VIEWING

Viewing and further information from the agents
RH & RW Clutton - 01342 410122

BenedictH@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.lettingbusinesspremises.co.uk



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01342 410122
www.rhrwclutton.com

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