

**OFFICE - 486 SQ FT (45.15 SQ M)**

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**Unit 3  
Bullrushes Business Park  
Coombe Hill Road, East Grinstead  
West Sussex RH19 4LZ**

Character, office  
Attractive business park on outskirts of East Grinstead  
Town centre approx 1 mile  
On site car parking  
Flexible occupational agreement

**TO LET - £10,600 PA Exclusive (£883.33 per month)**



## SITUATION

Unit 3 forms part of this popular Rural Business Park and offers excellent business accommodation for a range of SMEs. Bullrushes 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 boasts period features including exposed beams. The accommodation offers open plan accommodation with a meeting room/private office.

- uPVC double glazed windows
- Perimeter power sockets
- LED lighting boxes to LG7 standard
- Fujitsu heating/cooling unit
- Kitchenette with hot water supply
- Carpet flooring
- Own WC in entrance hall
- Unreserved car parking on-site

## ACCOMMODATION

The property provides 486 sq ft (45.15 sq m) arranged over one floor.



## RENTS AND TERMS

£10,600 pa (£883.33 pcm or £203.85 pw)

The rent is subject to VAT.

To be let on a simple licence to occupy; a sample agreement is available upon request. Lettings are 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 use in category "E".

## BUSINESS RATES (as from 1st April 2023)

The current rateable value is £11,500. Small Business Rates Relief should be available to qualifying occupiers. Further information from Mid Sussex District Council - 0845 6021035. Business Rates are due to increase as from 1st April 2026.

## ENERGY PERFORMANCE CERTIFICATE

The property has been assessed in Band C for the Energy Performance Asset Rating. Further information from the letting agent.

## LEGAL COSTS

Each party to pay their own legal costs incurred in the preparation of the licence to occupy.

## VIEWING

Viewing and further information from the agents

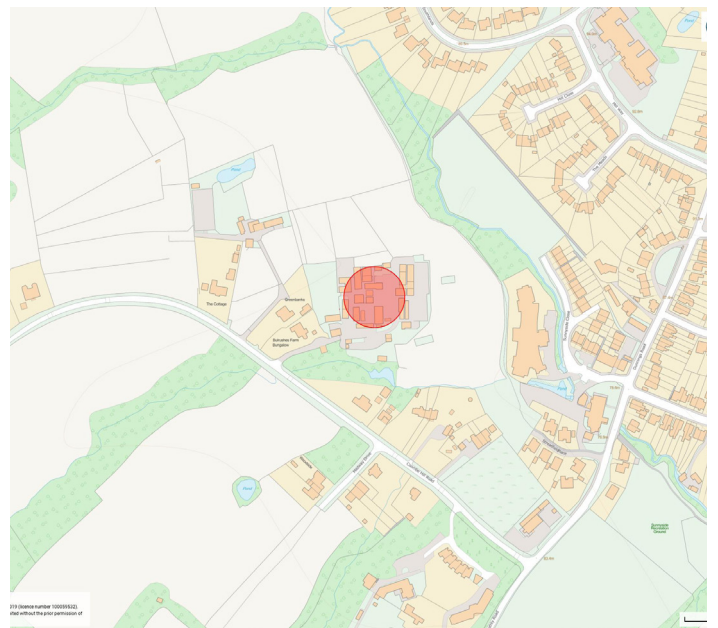
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## The Code for Leasing Business Premises in England & Wales

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.lettingbusinesspremisses.co.uk](http://www.lettingbusinesspremisses.co.uk)



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