



## RURAL YET CONVENIENT MODERN OFFICE SUITE - 83.6 SQ M / 900 SQ FT

Unit F2 Moor Hall Business Park  
Sandhawes Hill  
East Grinstead  
West Sussex, RH19 3NR

- Situated on this well maintained business park
- Approx 1.5 miles from East Grinstead town centre and 2 miles from railway station
  - FTTP broadband installed, up to 900mbps
- Allocated company parking and ample visitor parking
- After hours secure entrance system with electric gates

**TO LET - £1,250 PCM - £15,000 PA exclusive of maintenance charge**



## SITUATION

Moor Hall is situated on the outskirts of East Grinstead, well screened from the road and approached via a gated entrance drive. East Grinstead town centre is about 1.5 miles, the railway station about 2 miles. Dormansland village is within a similar distance as is Dormans railway station. Junction 10 on the M23 motorway is approx. 7 miles whilst Junction 6 on the M25 motorway is about 8.5 miles.

## DESCRIPTION

The Premises comprise an extremely well maintained Office Suite. The building has rendered and timber weatherclad elevations under a tiled and insulated roof and being one of three separate self contained office suites.

## ACCOMMODATION

**Double Entrance Doors to Entrance Hall** about 3.96m x 1.32m (13' x 4' 4"). **Door to Open Office Area** about 12.34m x 4.8m (40' 6" x 15' 9") with door to further **Office** about 4.04m x 3.35m (13'3" x 11'). Off the main **Office** are a well fitted **Staff Kitchen plus Ladies and Gents Cloakrooms**.

Overall floor area approx 83.6 sq m (900 sq ft) G.I.A

## FACILITIES

- Mains water and electricity
- FTTP Broadband installed up to 900 MBPS
- LPG radiator central heating
- LED spot & panel lighting
- Carpet tiled floor
- Air conditioning units
- All services independently metered per office
- Alarm system and mains fire alarm
- Allocated company parking
- Ample visitor parking
- External communal lighting
- After hours secure entrance system with electric gates. Site CCTV security system throughout
- Back-up generator - uninterrupted power supply 110KVA

## TERMS

To be let on a six month rolling licence subject to approval of references. A rent deposit and/or guarantor will be required.

## RENT

£1,250 per calendar month exclusive of maintenance charge.

## MAINTENANCE CHARGE

£450 per calendar month, exclusive of Business Rates (if applicable), Electricity, Water, Telephone and Internet Charges.

## BUSINESS RATES

Business Rateable Value £12,000. The premises benefit from Business Rate Relief.

## EPC

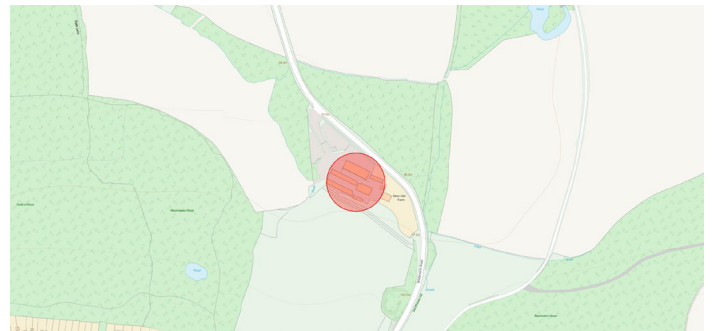
Please enquire of the Agents.

## LEGAL COSTS

Each party to pay their own legal costs (if any) incurred in the transaction.

## VIEWING

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



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