

OFFICE - 600 SQ FT (55.74 SQ M)

**Unit 2 The Granary
Bullrushes Business Park
Coombe Hill Road, East Grinstead
West Sussex RH19 4LZ**

Character, recently refurbished office
Attractive business park on outskirts of East Grinstead
Town centre approx 1 mile
On site car parking – 4 spaces
Flexible occupational agreement

TO LET - £13,200 PA Exclusive (£1,100 per month)



RENTS AND TERMS

£13,200 pa (£1,100 pcm or £2275 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 £8,500. 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

RH & RW Clutton - 01342 410122

Ben Hall - BenedictH@rhrwclutton.co.uk

Katie Daly - KatieD@rhrwclutton.co.uk

SITUATION

Unit 2, The Granary 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 first floor office unit within a converted granary boasts period features including exposed beams and a double height office area. The accommodation offers open plan accommodation with a meeting room/private office at mezzanine level.

- 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 for 4 vehicles

ACCOMMODATION

The property provides 600 sq ft (55.73 sqm) arranged as:

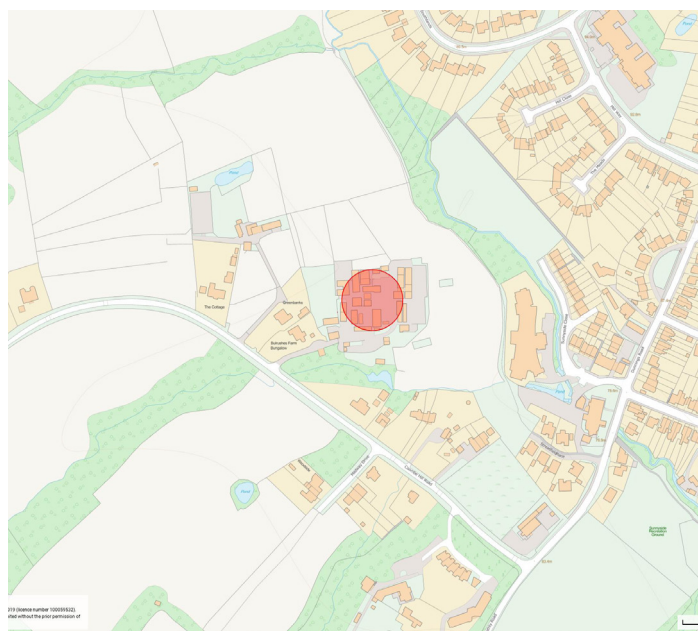
First floor – open plan offices: 463 sq ft (43.00 sq m)

Mezzanine - office/meeting room:

137 sq ft (12.73 sq m) (inc areas below 1.5 m)

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



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 February 2026.



01342 410122
www.rhrwclutton.com

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