

## 2 SEPARATE OFFICES TO LET APPROXIMATELY 117 SQ FT AND 236 SQ FT

The Round House  
Dormans Park Road  
East Grinstead  
RH19 2EN

- All inclusive rent (excluding telephone and Business Rates (if any)).
  - Convenient position for the town centre
  - Within walking distance of the railway station

**TO LET - FROM £91.15 PER WEEK**

## SITUATION

On the northern side of the East Grinstead, within walking distance of local stores and with bus services in Lingfield Road. The town centre is about 1 mile distant whilst the railway station is within about 0.8 miles

## DESCRIPTION

Two separate offices (available individually) on the first floor of The Round House.

## ACCOMMODATION

Two individual offices ranging in sizes:

**Office** - 236 sq ft (21.92 sq m)

**Office** - 117 sq ft (10.86 sq m)

## AMENITIES

- Communal separate male and female WC
- Shared kitchen facilities
- Category II lighting
- Wood strip or carpeted floors
- Suspended ceilings
- Double glazed windows
- Smoke alarms

## RENT

The rent for the 117 sq ft office is £395 pcm. The rent for the 236 sq ft office is £580 pcm. Rent includes water, electricity, gas and structural building insurance. The telephone, internet and any other business rates (if liable) are the tenants responsibility. The tenant is responsible for contents and public liability insurance if required.

VAT is not charged on the rent.

## TERMS

To be let on an initial 12 month agreement. A rent deposit will be required.

## USE

Offices

## REFERENCES

Satisfactory references and a rent deposit will be required.

## BUSINESS RATES

Small business rate relief is available for properties with an RV less than £15,000. Further information from Mid Sussex District Council Business Rates department Tel: 01444 477564. The landlord takes no responsibility for the Business Rates.

## EPC

The current Energy Performance rating for the property is 'D'. A copy is available on request.

## VIEWING

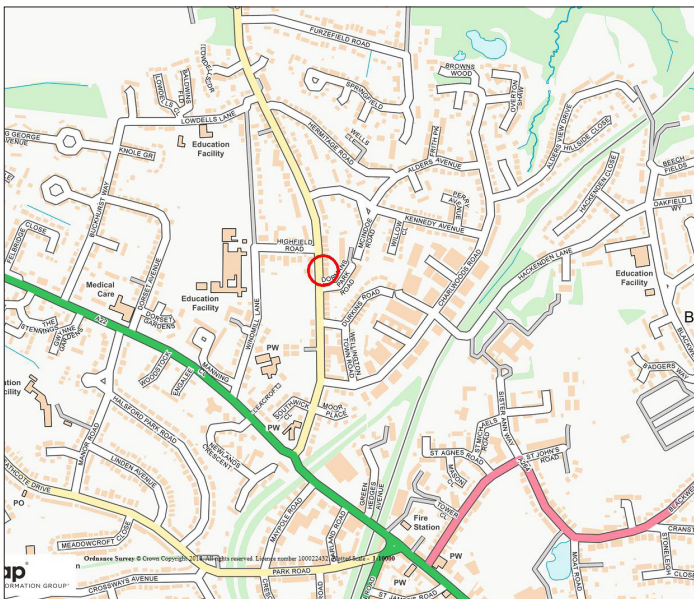
Viewing and further information from the agents

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



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