Spacious Light Airy Offices To Let

Only £7.50 per sq ft + 6 Months Rent Free

SUITE 2 GROUND FLOOR INDEPENDENT HOUSE
IMBERHORNE LANE, FELBRIDGE
EAST GRINSTEAD RH19 1TU





LOCATION

Situated in a prominent position facing towards Imberhorne Lane at its junction with Hills Road, being just yards away from the junction with the A22. Crawley is approx. 8.3 miles to the west via the A64 and East Grinstead town centre is 1.2 miles to the south via the A22. The property is very well placed for access to the M23 via the A264 or further north via the A22 to the M25.

ACCOMMODATION

Independent House is an imposing detached office building with windows on all 4 sides providing excellent light airy space. The ground floor comprises 2 suites one of which is let to Brooks & Co Accountants

Large shared entrance lobby with access to 2 male & female cloakroom facilities + kitchen. Hallway leading to:

Suite 2

Main area

Maximum dimensions 72'6" x 17'

(*22.1m x 5.2m*)

1,205 sq ft (*111.9 sq m*)

+ 3 further areas

383 sq ft (*35.6 sq m*)



Overall 1,588 sq ft (*147.5 sq m*)



Large open plan, airy office area with windows on 3 sides having radiators, door entry phone system, suspended ceiling with inset LED lights, cupboard with Glow Worm boiler and carpet being in good decorative order throughout.

continued

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2. Suite 2 Independent House, Felbridge

Outside
Around the front of the building is an attractive landscaped area. There is access to car parking next to Trafalgar House opposite. 5 car spaces are reserved for this suite.



TERMS
New 5 year lease on an internal repairing and insuring basis.

RENT £12,000 per annum exclusive of rates.
Equivalent to only £7.50 per sq ft.
6 months rent free available.

RATES Local Authority: Mid Sussex — SBR (26/27): 49.9p
Rateable value incl. car spaces (tbc) — £16,500

SERVICE CHARGE There is a service charge levied to include landscaping, refuse, fire alarm, emergency lighting, fire extinguishers, cleaning & maintenance of common areas + external maintenance. This is currently £1,200 per annum.
Current building insurance contribution is £302.16 for period 12/9/26 - 11/9/27.

VAT VAT is charged on the rent, service charge and building insurance.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

EPC Energy performance certificate Band D (88).

VIEWING Strictly by prior appointment with agents, **Lawson Commercial.**

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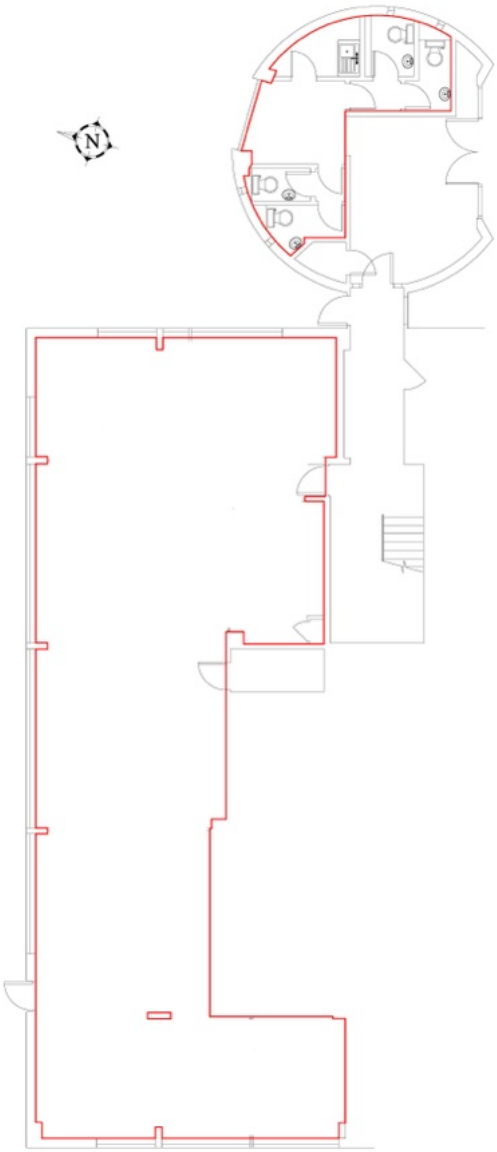
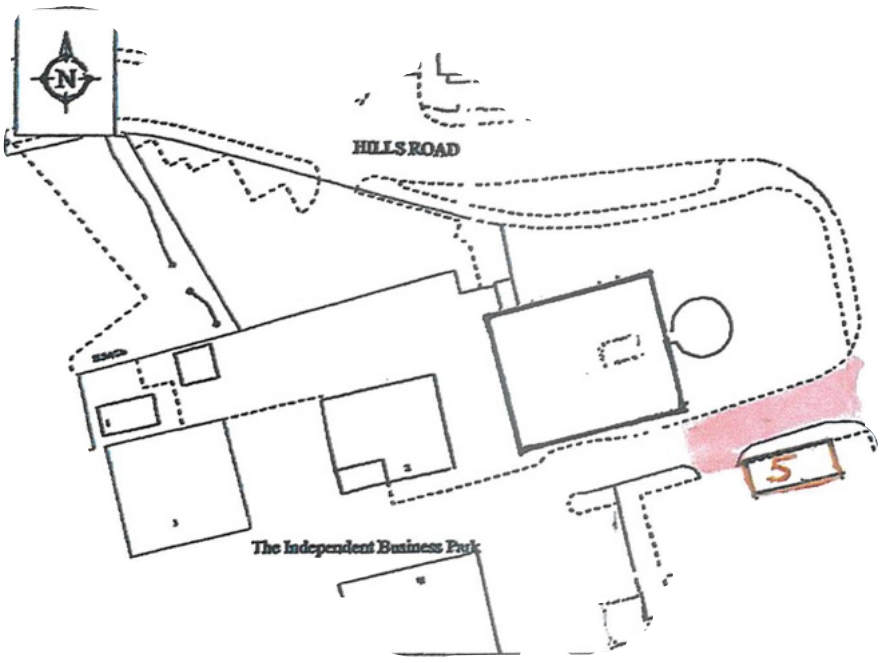
Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3. **Suite 2 Independent House, Felbridge**





4. **Suite 2 Independent House, Felbridge**

