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MAKING PROPERTY WORK

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TO LET

CLASS E UNITS & OFFICES – 1,098-12,970 SQ FT (102.00 – 1205.05 SQ M)

East Grinstead House, Wood Street, East Grinstead, RH19 1UA

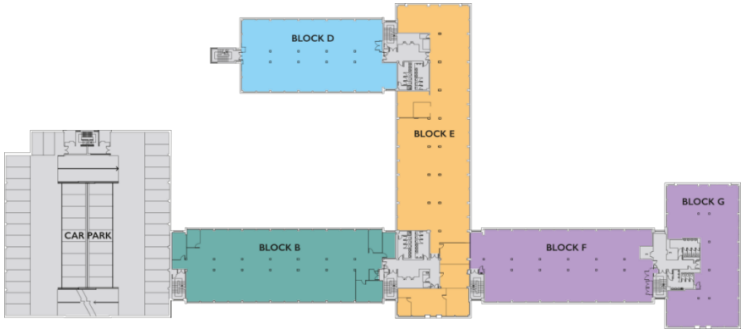
DESCRIPTION
East Grinstead House consists of 4 blocks of three storey offices within the heart of East Grinstead.

LOCATION
East Grinstead House is situated in East Grinstead Town Centre. It is located on the one way system (A22 - Station Road and London Road) providing easy access to amenities and a short walk to the Railway Station providing services to London Bridge and London Victoria. Local public transport is available in the High Street.

East Grinstead is well located approximately 6.5 miles east of the M23 (J10), approximately 11.2 miles south of the M25 (J6) and approximately 10 miles to the east of Gatwick Airport.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor BLOCK B	4,930	458.01
Second floor BLOCK B (A) – class E	1,389	129.04
Second floor BLOCK B (A) – class E	1,098	102.00
Third Floor BLOCK B (Suite 1)	2,755	256.00
Third floor BLOCK B (Suite 2)	2,798	260.00
TOTAL	**12,970**	**1205.05**



AMENITIES
- 27 allocated parking spaces (on-site multi-storey car park)
- Town centre
- Modern kitchen
- Suspended ceiling with LED lighting
- Open plan layout
- Air conditioning
- Two passenger lifts
- Class E units suitable for alternative uses

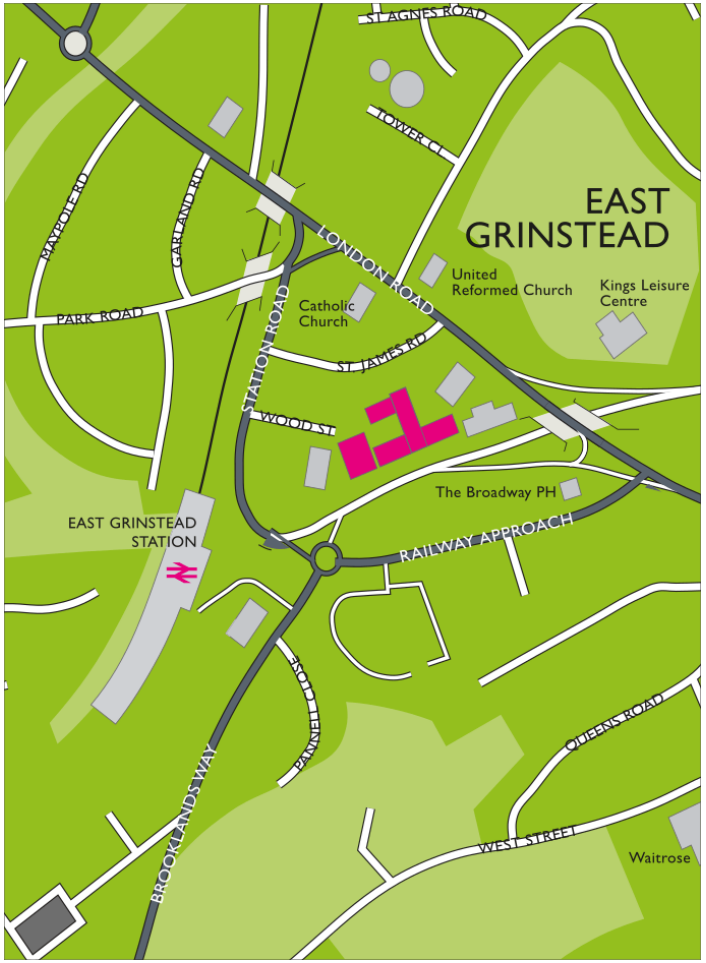
RENT
£15.00 per sq ft exclusive.

RATES
To be confirmed.

VAT
VAT will be charged on the quoting terms.

LEGAL COSTS
Each party to be responsible for their own legal costs.

EPC
The building has an EPC rating of D-80.



VIEWINGS – 01293 441300

Laura Thomson t: 07947 373275 e: lthomson@shw.co.uk
James Clement t: 07961 231286 e: jclement@shw.co.uk

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