Refurbished Business Space To Let
Modern Business Park Setting
UNIT 15 RIVERVIEW BUSINESS PARK
STATION ROAD, FOREST ROW RH18 5FS





LOCATION

Forest Row is on the main A22 London/Eastbourne road being some 11 miles north of Uckfield and 4 miles southeast of East Grinstead. The M23 is approx. 10 miles northwest with Gatwick airport being a further 2 miles distant.

This interesting office development comprises 16 units of modern construction with timber clad elevations, aluminium double glazed windows & doors under a profile clad and insulated roof. A variety of businesses are located within the Park including health & fitness practitioners and financial services. The Forest Row Business Park is opposite and close by is a cafe.

ACCOMMODATION

The premises comprise a ground &1st floor suite with mezzanine storage which has been fully refurbished including redecoration, new carpets & installation of LED lighting.

Entrance lobby

With stairs to 1st floor + access to disabled compliant cloakroom with low level w.c. + handbasin.



Main office

15'9" x 22' (*4.8m x 6.7m*)

347 sq ft (*32.2 sq m*)



Large understairs cupboard and tea station with stainless steel sink unit having water heater under, cupboards, worktop, microwave + space for appliance. There is also access to a small terrace.

continued

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2. 15 Riverview Business Park, Forest Row



1st Floor
Front office
15'9" x 18'6" (*4.8m x 5.6m*)
291 sq ft (*27.0 sq m*)

Lobby
leading to:

Cloakroom
with low level w.c. + hand basin.

Kitchen 7'3" x 12'9" (*2.2m x 3.9m*) **92 sq ft (*8.5 sq m*)**

Mezzanine store **181 sq ft (*16.8 sq m*)**
Storage with some limited headroom accessed from lobby via a ladder.

Total Office Area 638 sq ft (*59.3 sq m*)

Total Overall Area 911 sq ft (*84.6 sq m*)

N.b. We are informed there is high speed fibre available to the building.

Outside Surrounding the building are a number of car parking spaces. 3 spaces are allocated to this suite. Further spaces may be available if required. There are also a number of visitor spaces.

TERMS A new 3 year lease on an internal repairing & insuring basis.

RENT £13,000 per annum exclusive of rates

RATES Local Authority: Wealden SBR (26/27): 43.2p
Rateable value: £12,750

N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

SERVICE CHARGE There is a service charge for a contribution to the upkeep of the common areas including car parks, landscaping and roadways + external maintenance. We are informed this is currently £75 per calendar month.

VAT VAT will not be charged on the rent.

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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. **15 Riverview Business Park, Forest Row**

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 B (32).

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

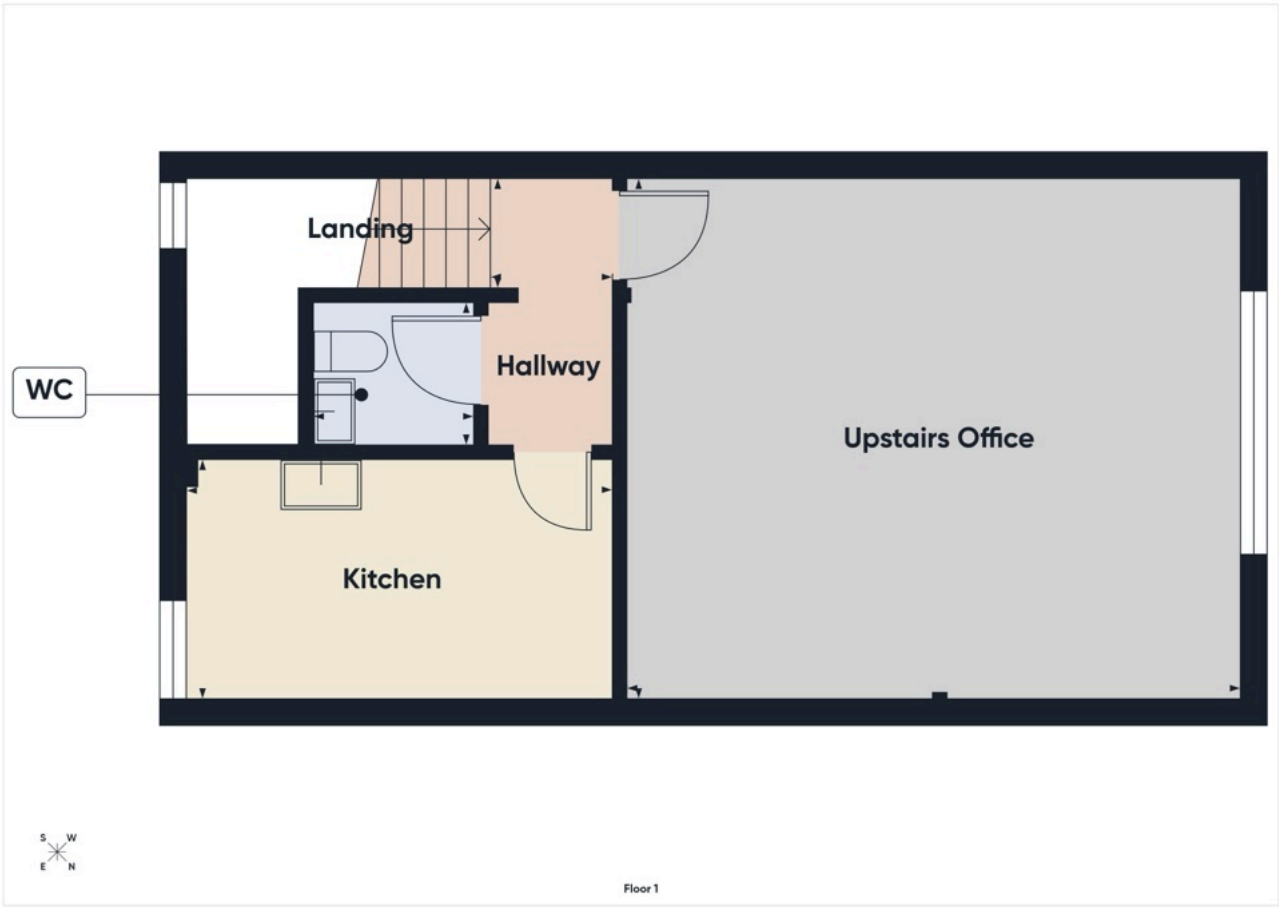
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Take A Tour:

https://tour.giraffe360.com/4c5d8f7bc31a4b0fac5cd76bfcd9229d/



4. **15 Riverview Business Park, Forest Row**



Floor 1



Ground Floor