



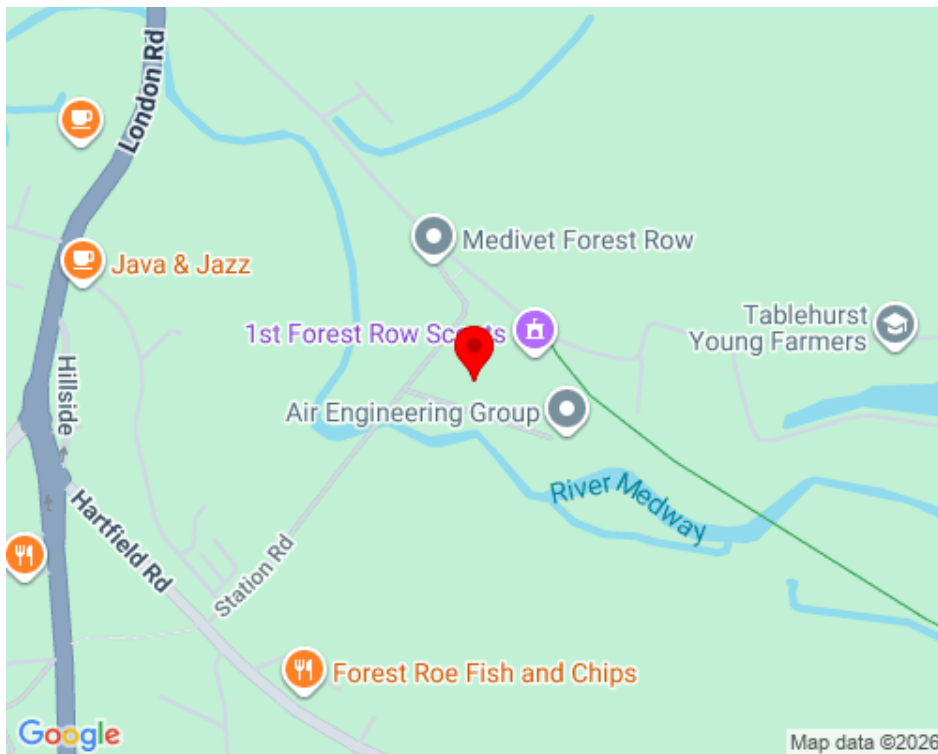
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PROPERTY PEOPLE

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6 Riverview Business Park, East Grinstead, RH18 5FS

TWO STOREY OFFICE BUILDING ON BUSINESS PARK FOR SALE LONG LEASEHOLD OR TO LET

# LOCATION



Riverview Business Park, an award winning development of 16 two storey office units, is situated to the north side of Station Road off Hartfield Road (B2110) close to the A22 in Forest Row. The village centre is a short walk.

Forest Row is a large affluent village to the north of East Sussex, located 3 miles south of East Grinstead with a population in the Parish of approximately 5,500 persons at the last Census. The village has retained much of its original character, being close to Ashdown Forest. The towns of Tunbridge Wells, Crowborough and Uckfield are all within easy reach.

## Description:

The subject property comprises a mid-terraced two storey office building of timber frame construction with timber weatherboard elevations, aluminum double glazed windows and doors, under a profile sheet insulated roof.

The premises are configured as a ground floor entrance area, cloakroom, office fitted with staff area/kitchenette and understair storage. A staircase from the entrance area leads to two first floor offices and a further cloakroom. A mezzanine has been installed. There is additional storage accommodation in the roof. Double doors lead from the rear of the unit to a shared garden/seating area.

There are 3 allocated car parking spaces to be shared by negotiation in the Estate car park plus visitor parking.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Business Rates

Suite 1 Ground Floor  
Rateable Value: £6,100  
Rates Payable: £2,635.20 (2026/27)

Suite 2 First Floor  
Rateable Value: £6,900

Rates Payable: £2,980.80 (2026/27)

Suite 3 First Floor  
Rateable Value £3,600  
Rates Payable: £1,555.20 (2026/27)

Subject to application, small business rates relief should be available on each suite. For further information we recommend interested parties contact Wealden District Council on Tel: 01323 443322 or [www.wealden.gov.uk](http://www.wealden.gov.uk) to verify this information.

## Key Features:

- Two storey flexible accommodation
- Close to village centre and amenities
- Suitable for a variety of uses, subject to necessary consents
- Virtual freehold
- car parking

## Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground Floor	379	35.21
First Floor	597	55.46			
Mezzanine	333	30.7			
Total	1,009	93.74			

## Rent:

£18,000 per annum

## Price:



Offers from £240,000

## Service Charge:

A service/maintenance charge will be payable towards the upkeep of the Estate and common areas. Further details on application

## Specifications:

- Ground floor fully equipped kitchen
- Telephone entry system to each floor
- Perimeter skirting/trunking/Cat 5 cabling
- Air cooling/heating units - ceiling mounted
- Double glazed windows
- Cat II lighting
- Fire alarm system with smoke detectors
- Fibre broadband available in the Business Park
- Landscaped grounds with electronic entrance gates

## VAT:

VAT is Not applicable

## Legal Fees:

Each party to bear their own costs

## Anti Money Laundering:

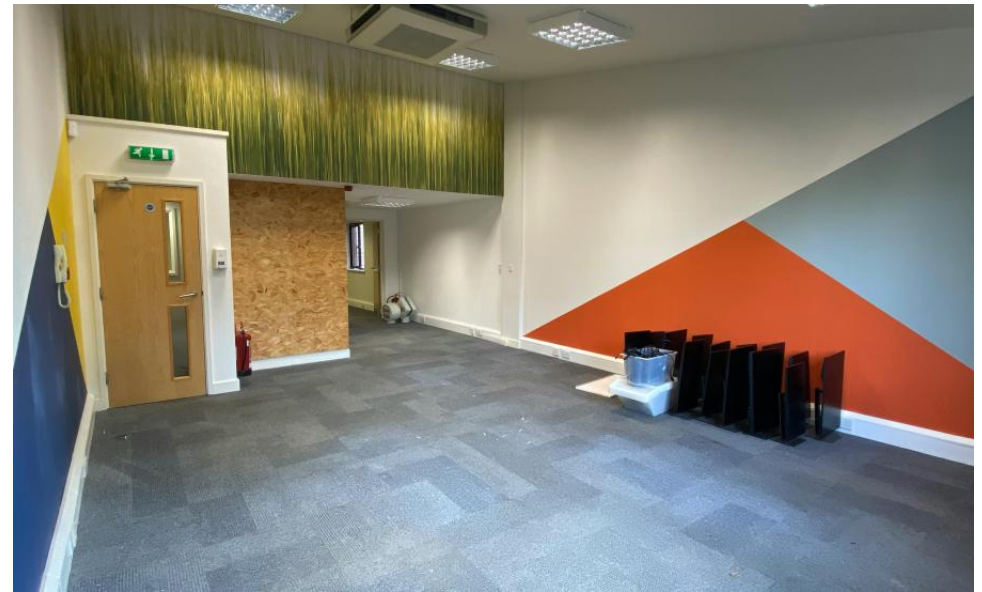
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to

provide satisfactory proof of identity and address before solicitors are instructed.











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