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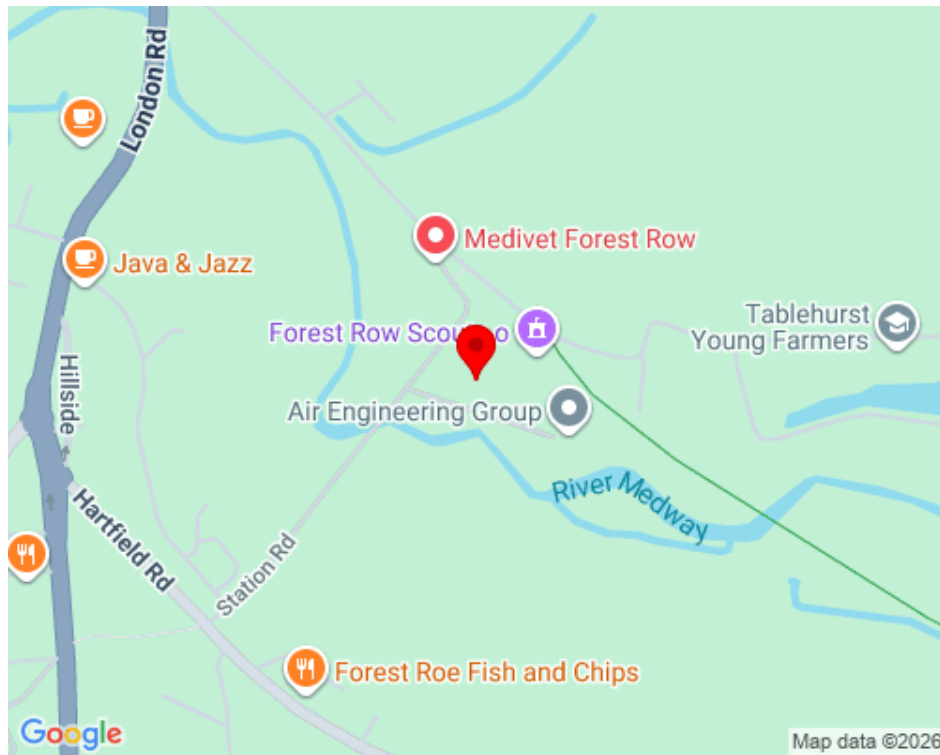
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6 Riverview Business Park, East Grinstead, RH18 5FS

TWO STOREY OFFICE BUILDING

# LOCATION



## Description:

The subject property comprises a 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.

## Key Features:

- Flexible accommodation
- Close to village centre and amenities
- Suitable for a variety of uses, subject to necessary consents
- Fixtures/fittings/furniture available (by separate arrangement)

## Accommodation:

The approximate net internal areas measured are as follows:

Ground Floor: 35.21 sq m (379 sq ft)

First Floor: 55.46 sq m (597 sq ft)

Mezzanine: 3.07 sq m (33 sq ft)

**Total:** 93.74 sq m (1,009 sq ft)

## 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

## VAT:

VAT is Not applicable

## Legal Fees:

Each party to bear their own costs











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