



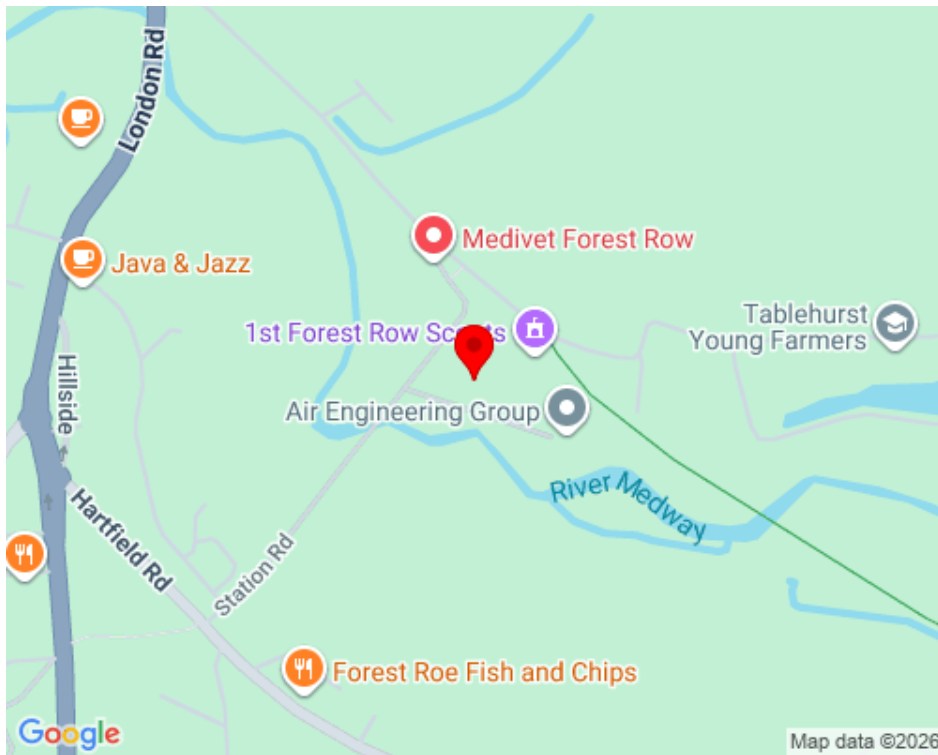
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PROPERTY PEOPLE

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6 Riverview Business Park, East Grinstead, RH18 5FS
TWO STOREY OFFICE BUILDING

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 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.

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:

Name/Floor	SQFT	SQM	Ground Floor	379	35.21
First Floor	597	55.46	Mezzanine	333	0.7
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

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs







GET IN TOUCH
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