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PROPERTY PEOPLE

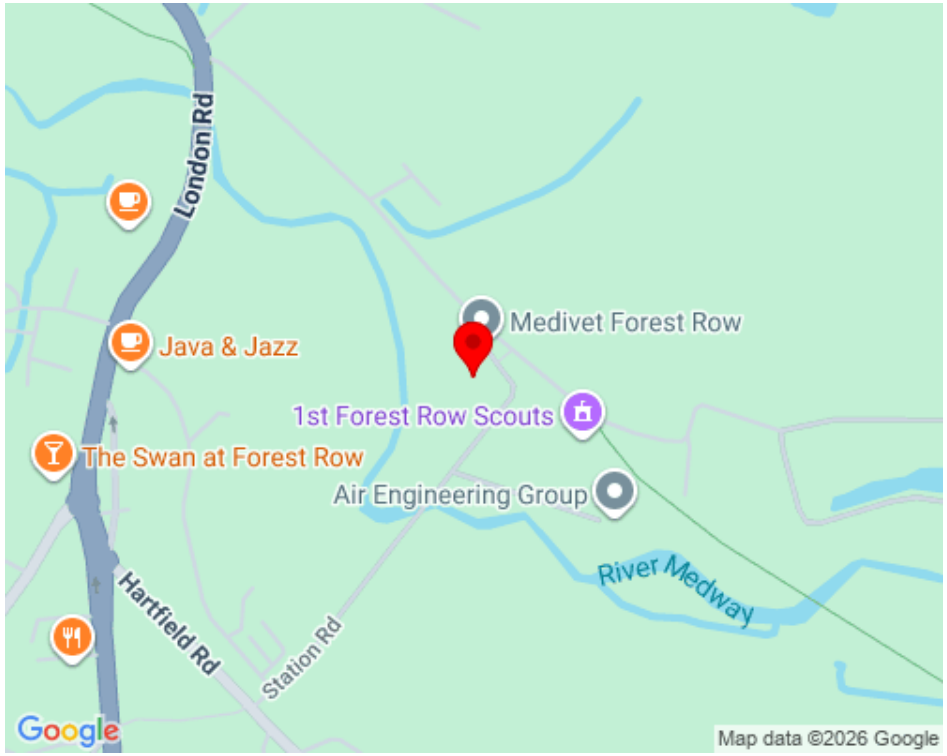
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6 Riverview Business Park, Station Road, Forest Row RH18 5FS

FOR SALE LONG LEASEHOLD / TO LET - TWO STOREY OFFICE BUILDING - 1,009 SQ FT (93.72 SQ M)

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.

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 to IPMS3 are as follows:

Ground Floor Offices: 35.20 sq m (379 sq ft)
First Floor Offices: 55.46 sq m (597 sq ft)
Mezzanine Storage: 3.06 sq m (33 sq ft)
Total: 93.72 sq m (1,009 sq ft)

Amenities

- 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

Lease

New lease available.

Alternatively long leasehold interest for sale with the benefit of vacant possession.

Rent

£18,000 per annum exclusive

Price

£240,000 for the long leasehold interest.

A copy of the Head Lease is available on request.

Service Charge

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

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.

EPC

Rating C - 67

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 to verify this information.

VAT

VAT is not applicable.

Legal Fees

Each party to bear their own legal costs involved in the transaction.

Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.




RIVERVIEW
BUSINESS PARK
SLOW
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GET IN TOUCH

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These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.