

FIRST FLOOR OFFICE TO LET

IN THIS SMALL BUSINESS CENTRE - WOULD ALSO SUIT
A THERAPIST/REFLEXOLOGIST/CHIROPODIST OR SIMILAR

APPROX. 94 SQ FT (8.73 SQ M)

Office No. 1 The Round House
Dormans Park Road
East Grinstead
West Sussex, RH19 2EN

- Convenient position for the Town Centre and local amenities
 - Within walking distance of the railway station
 - Bus service in Lingfield Road

TO LET - £300 PER CALENDER MONTH
Plus utility costs

SITUATION

On the northern side of the Town, within walking distance of local stores and with bus services in Lingfield Road. The Town Centre is about 1 mile distant whilst the railway station is within about 0.8 miles.

DESCRIPTION

A First Floor Office in these Business Premises.

ACCOMODATION

Office No.1 - approx. 94 sq ft (8.73 sq m)

AMENITIES

- Shared ladies and gents cloakrooms
- Shared kitchen facilities
- Laminate wood strip floor
- Central heating radiator
- Suspended ceiling with Category II lighting
- Double glazed window
- Smoke alarms
- Power and telephone points

TENANCY

To be let on a Licence to Occupy, terms to be agreed.

RENT

£300 per month plus £112 per month towards building's insurance, heating, lighting, water and sewerage charges (may vary with usage).

The telephone and any internet charges will be the tenant's responsibility.

Occupiers to be responsible for their own contents and public liability insurance (if required).

LEGAL COSTS

Tenant to pay the landlord's costs incurred in the preparation of the licence to occupy.

VAT

Please enquire of the Agents.

BUSINESS RATES

Prospective Tenants to make their own enquiries of Mid Sussex District Council telephone 01444 477564

REFERENCES

Satisfactory references and a rent deposit will be required.

EPC

Please enquire of the Agents.

VIEWING

Viewing and further information from the Agents RH & RW Clutton

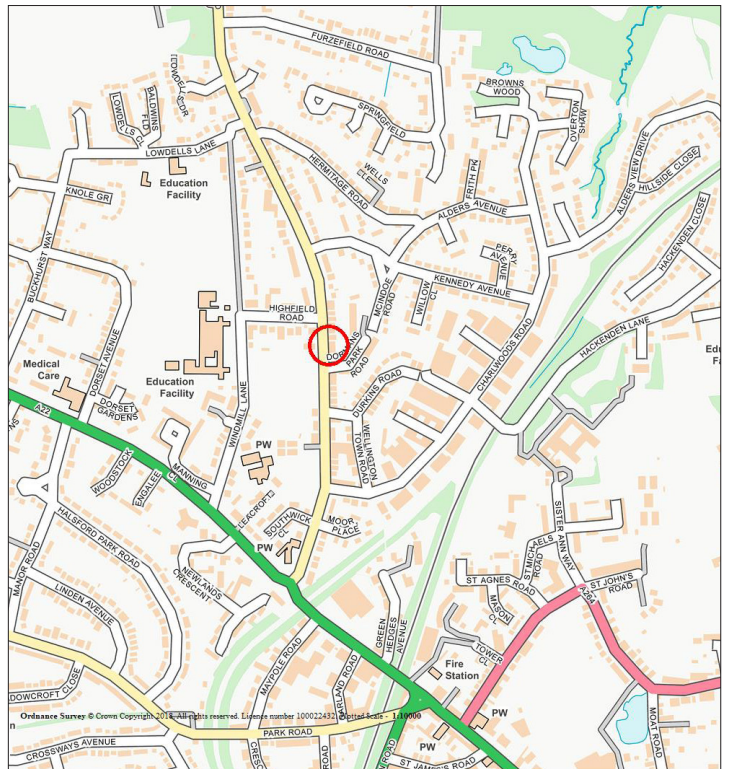
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[The Code for Leasing Business Premises in England & Wales](http://www.lettingagents.co.uk)

The letting agent refers prospective tenants to The Code for Leasing Business Premises in England & Wales which recommends professional advice is sought before agreeing a business tenancy. Details available from: www.lettingagents.co.uk



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