



**SECOND FLOOR, THE OLD MILL
45 LONDON ROAD, EAST GRINSTEAD
WEST SUSSEX RH19 1AW**

- *Large open plan office/studio space*
- *Also available by separate negotiation - ground floor office*
 - *Suitable for use as a gymnasium*

Excellent large open plan office/studio available in the centre of East Grinstead Town

TO LET - £15,000 PA



SITUATION

The **Property** occupies a very central position within the Town Centre approached off the London Road within walking distance of all Town Centre amenities including car parks. East Grinstead railway station with services to London via East Croydon is within approximately 0.75 miles.

DESCRIPTION

This excellent **Open Plan Office** situated on the top floor and forming part of this converted former Mill Building.

ACCOMMODATION

Entrance door to Hall/Stairways/Landing giving access to this excellent Office/Studio space about 6.79m x 12.45m (22'3" x 40'10").

AMENITIES

- Laminate wood floor
- Fluorescent strip lighting
- Velux roof lights
- Electric night storage heating
- Cupboard containing small Kitchenette
- Cloakroom with W.C. and handbasin
- Exposed feature roof timbers

TERMS

To be let on a new lease and/or licence to occupy, terms to be agreed and subject to approval of reference. A rent deposit and/or guarantor will be required.

RENT

£15,000 per annum exclusive of business rates, utility costs and service charge.

VALUE ADDED TAX

Prospective Tenants are reminded that under the Finance Act 1989, Value Added Tax may be payable on the rental. Intending Tenants should make their own enquiries.

LEGAL COSTS

Each party to pay their own legal costs incurred in the transaction.

ALSO AVAILABLE

Ground floor office/studio/workshop suite about 445 sq ft.

Rent: £11,400 per annum (£950 per calendar month) inclusive except telephone.

VIEWING

Viewing and further information from the agents;
[RH & RW Clutton 01342 410122](tel:01342410122).

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