



GROUND FLOOR OFFICE/STUDIO - 445 SQ FT

**The Studio
The Old Mill
45 London Road
East Grinstead
West Sussex RH19 1AW**

- Central position within the town
 - Short walk of all amenities
- Railway station within walking distance
 - Signage potential
 - Own kitchen facilities

TO LET - £8,950 PER ANNUM EXCLUSIVE

SITUATION

The office/studio occupies a central position within the town centre of East Grinstead, approached off the London Road, within easy 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

A ground floor office/studio forming part of a converted former mill building providing the following accommodation:-

Four rooms having the following dimensions:

Room 1 - 3.04m x 5.42m (10' x 17'9") plus recess about 1.59m x 0.9m (5'32 x 3')

Room 2 - 3.42m x 2.69m (11'3" x 8'10")

Room 3 - 2.53m x 2.8m (8'4" x 9'3")

Room 4 - 3.05m x 2.34m average (10' x 7'8")

AMENITIES

- Own entrance door & signage potential
- Laminate wood strip flooring and spotlighting
- Kitchen facilities
- Gas fired radiator central heating
- Shared cloakroom facilities
- Possible parking for one small car subject to separate licence agreement

TERMS

To be let on a new internal repairing and insuring lease with service charge to cover gas heating, electricity charges and external repairs, outside the 1954 Landlord & Tenant Act, terms to be agreed. A rent deposit and/or guarantor will be required and references taken up. N.B. A licence to occupy may be considered.

RENT

£8,950 per annum (£745.83 per calendar month) exclusive.

VAT is not currently charged on the rent.

BUSINESS RATES

The office has a rateable value of £3,250. Small Business Rates Relief may be available to qualifying occupants. Further information from Mid Sussex District Council Business Rates department Tel: 01444 477564.

EPC

The property has an Energy Performance Certificate in Band E.

VIEWING

Viewing and further information from the agents RH & RW Clutton - 01342 410122

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