



CHARACTER OFFICES – 240 sq ft (22.22 sq m)

The Chaff Cutting Floor
Felcourt Farm Business Park
Felcourt Road
Felcourt
East Grinstead
West Sussex RH19 2LQ

- Accessible location between East Grinstead and Lingfield
- Flexible first floor office in attractive farm building conversion
 - Air cooling
 - Fibre Broadband to Business Park
 - On-site parking (3 spaces)

TO LET - £4,800 PA

SITUATION

Felcourt Farm Business Park sits midway between Lingfield and East Grinstead with easy access to A22 providing links to Junction 6 of M25 and Junction 10 of M23. Lingfield offers convenience retail and a variety of restaurants underpinned by Tesco Express and Cooperative Food supermarkets. East Grinstead, about 3 miles to the south, has a comprehensive range of shops, leisure and cultural amenities. Both have rail links to Victoria and London Bridge with a fastest journey time of around 55 minutes. Gatwick Airport is about 10 miles to the west.

Felcourt Farm Business Park is sign-posted on the west side of Felcourt Road adjoining the entrance to the Skandia Hus headquarters.



DESCRIPTION

The Chaff Cutting Room forms part of the first floor of an attractively converted, former farm building retaining many original features. The property comprises a single office and links internally to a communal kitchen and separate male/female WCs. The office enjoys good natural daylighting and offers flexible, square-shaped accommodation suitable for a small business.

The specification includes: ceiling mounted Cat II lighting, carpeted floors, double-glazed windows, telephone, data and electric sockets. Fibre broadband connections are available on-site. Heating is from an electric panel heater with cooling and supplementary heating provided by a wall-mounted chiller unit. Adjoining the offices externally, is a small terrace area offering picnic tables available for tenant use.

ACCOMMODATION

Ground: offices – 240 sq ft (22.22 sq m)

Dimensions: 4.90 m by 4.60 m

There are 3 parking spaces available in a shared car park adjoining the property.

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LEASE

The unit is offered on a new internal repairing lease, on a fixed term of one year with the ability to continue thereafter on a month to month arrangement. The lease will exclude the security of tenure provisions of the Landlord and Tenant Act 1954.

The landlord retains responsibility for the maintenance of the exterior of the units and the external areas. A service charge, currently budgeted at £300 p.a. for the property, is levied for common area electricity and cleaning.

The tenant will be responsible for its own electricity consumption, which is sub-metered, and its telephone/data connections.

TERMS

£4,800 per annum or £400 per calendar month.

A deposit will be required prior to the commencement of the lease. Financial and personal references will be required, as well as a reference from a previous landlord, if applicable. The rent is elected for VAT.

USE

"E" office use.

BUSINESS RATES

The property forms part of a larger assessment. The rateable value is estimated at £2,820 when separately assessed. The property may qualify for Small Business Rates Relief subject to occupier status. Further information from Tandridge District Council – 01883 722000

EPC

The property has an Energy Performance asset rating of 66 in band "C". Further details from the letting agent.



VIEWING

Viewing and further information from the letting agent:

RH & RW Clutton Property Ltd

Richard Grassly – richardg@rhrwclutton.co.uk

01342 410122

[The Code for Leasing Business Premises in England & Wales](#)

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.lettingbusinesspremises.co.uk



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