



TO LET

OFFICE – 3,466 SQ FT (321.99 SQ M)

43-45 Cantelupe Road, East Grinstead, West Sussex, RH19 3BL

DESCRIPTION

43-45 Cantelupe Road is a two-storey office building extending to 3,466 sq. ft. Ground floor has a reception, open plan offices and a number of meeting/conference rooms to include a kitchen and WC. The first floor comprises an open plan office and small kitchen. Lower ground floor comprises a storage basement.

LOCATION

The offices are situated in the the heart of East Grinstead town centre. Cantelupe Road is just off the High Street providing easy access to amenities. Local public transport is available in the High Street and East Grinstead mainline railway station is approximately 0.3 miles providing services to London Bridge and London Victoria. East Grinstead is well located approximately 6.5 miles east of the M23 (J10), approximately 11.2 miles south of the M25 (J6) and approximately 10 miles to the east of Gatwick Airport.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Offices	2,091	194.25
First Floor Offices	774	71.9
Basement Storage	601	55.83
TOTAL	3,466	321.98



AMENITIES / OPPORTUNITY

- Male and female WCs
- Double glazed windows
- Open plan offices and meeting rooms
- Kitchenette on both floors
- East Grinstead Station <10 minute walk away
- Town centre location
- Self contained offices
- Close proximity to M23/M25 Motorways
- Suitable for alternative uses subject to planning

RENT

£40,000 pax.

RATES

We have been verbally informed by the local authority that the premises have a rateable value of £18,750.

VAT

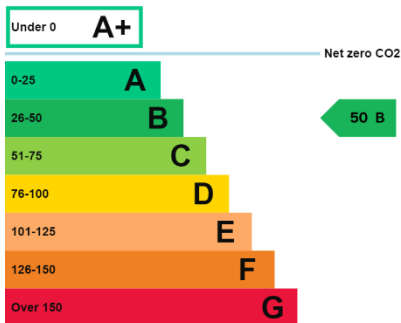
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of B.



VIEWINGS – 01293 441300

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