



Rear office

29B Crawley Down Road, Felbridge, East Grinstead, RH19 2NT

**Self-contained office/studio.
Own entrance door, internal
WC and kitchen. Large patio
doors giving excellent
natural light. 1 car space**

275 sq ft
(25.55 sq m)

- Self contained with internal WC & Kitchen
- 1 allocated parking space
- Newly refurbished

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Summary

Available Size	275 sq ft
Rent	£6,600 per annum
Rates Payable	£2,020.95 per sq ft small business rates relief likely to apply
Rateable Value	£4,050
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The office is approach via a pathway to the side of the property and is located to the rear of Holloway Wright Hairdressers. The office has its own front door and access is available on a 24 hour basis. Internally the space is open plan with its own WC and small kitchen area. There are large patio doors overlooking a garden area (the garden is NOT included in the demise) which provide outstanding natural light.

The office was last used by a firm of accountants but may be suitable for a variety of occupations subject to consents. It has been recently refurbished including redecoration and new carpeting.

The office has the benefit of one allocated parking space to the front of the development.

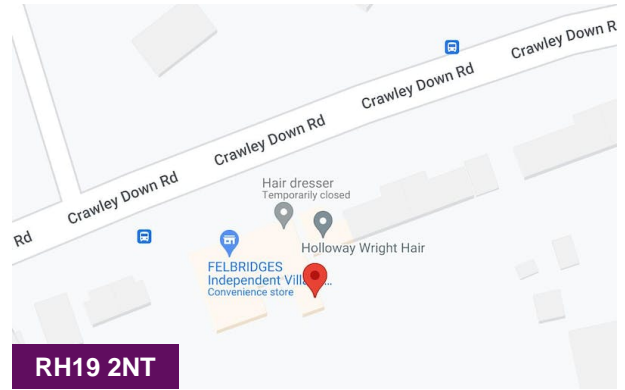
Location

The property is a short drive from the centre of East Grinstead and is also close to Gatwick and Crawley making it an excellent option for businesses operating in those areas.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Rear Office	275	25.55	Available
Total	275	25.55	



Viewing & Further Information



Richard Oldfield

01825762222 | 07860 634545

richard@oldfield-smith.co.uk



Sue Collett

01825762222 | 07792 303211

sue@oldfield-smith.co.uk