graves jenkins
PROPERTY PEOPLE

To Let / For Sale



6 Riverview Business Park

Station Road, East Grinstead, RH18 5FS

Two storey office building on Business Park For Sale Long Leasehold or To Let

1,009 sq ft

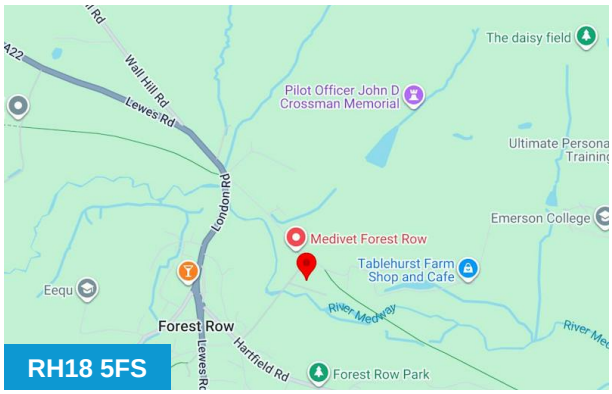
(93.74 sq m)

- Two storey flexible accommodation
- Close to village centre and amenities
- Suitable for a variety of uses, subject to necessary consents
- Virtual freehold
- car parking

6 Riverview Business Park, Station Road, East Grinstead, RH18 5FS

Summary

Available Size	1,009 sq ft
Rent	£15,000 per annum
Price	Offers from £215,000
Service Charge	A service/maintenance charge will be payable towards the upkeep of the Estate and common areas. Further details on application
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (67)







Location

Riverview Business Park, an award winning development of 16 two storey office units, is situated to the north side of Station Road off Hartfield Road (B2110) close to the A22 in Forest Row. The village centre is a short walk.

Forest Row is a large affluent village to the north of East Sussex, located 3 miles south of East Grinstead with a population in the Parish of approximately 5,500 persons at the last Census. The village has retained much of its original character, being close to Ashdown Forest. The towns of Tunbridge Wells, Crowborough and Uckfield are all within easy reach.

Description

The subject property comprises a mid-terraced two storey office building of timber frame construction with timber weatherboard elevations, aluminum double glazed windows and doors, under a profile sheet insulated roof.

The premises are configured as a ground floor entrance area, cloakroom, office fitted with staff area/kitchenette and understair storage. A staircase from the entrance area leads to two first floor offices and a further cloakroom. A mezzanine has been installed. There is additional storage accommodation in the roof. Double doors lead from the rear of the unit to a shared garden/seating area.

There are 3 allocated car parking spaces to be shared by negotiation in the Estate car park plus visitor parking.

Business Rates

Suite 1 Ground Floor
Rateable Value: £6,100
Rates Payable: £2,635.20 (2026/27)

Suite 2 First Floor
Rateable Value: £6,900
Rates Payable: £2,980.80 (2026/27)

Suite 3 First Floor
Rateable Value £3,600
Rates Payable: £1,555.20 (2026/27)

Subject to application, small business rates relief should be available on each suite. For further information we recommend interested parties contact Wealden District Council on Tel: 01323 443322 or www.wealden.gov.uk to verify this information.

Viewing & Further Information



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Specification

- Ground floor fully equipped kitchen
- Telephone entry system to each floor
- Perimeter skirting trunking/Cat 5 cabling
- Air cooling/heating units - ceiling mounted
- Double glazed windows
- Cat II lighting
- Fire alarm system with smoke detectors
- Fibre broadband available in the Business Park
- Landscaped grounds with electronic entrance gates

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Accommodation

The approximate net internal areas measured to IPMS3 are as follows:

Floor/Unit	sq ft	sq m
Ground	379	35.21
1st	597	55.46
Mezzanine	33	3.07
Total	**1,009**	**93.74**

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 30/10/2026
















VISITORS CAR PARK
Riverview Business Park
1 Riverview Dental Centre
2 B J Babb Ltd
3 Bromige Financial
4 John Marshall & Associates Ground Floor
5 Knightwood Associates 1st Floor
6 IDentity
7 Eclipse
8
9 Design to Print
10 Favourite Food
11 Nick Tuckley Riverside Practice
12 The Internet Retailer
13 Blue Cube Security
14 IQ Project Solutions
15 Mosen Ltd
16 Forest Row Centre for Chiropractic
Mineral Resources International (UK)
Acacia Distributors Ltd
Riverview Business Park
P
You Are Here
16 15 14 13 12 11
1 2 3 4 5 6 7 8 9 10
10 MPH
Car park
peed limit







