

TO LET

**SMART OFFICE SUITES WITH PARKING  
500 SQ FT - 1,500 SQ FT**

Office Suites at Moor Hall, Sandhawas Hill, East Grinstead,  
RH19 3NR



## Summary

<b>Available Size</b>	500 to 1,500 sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

The available units comprise an attractive barn conversion providing mainly open plan office space within a secure site. Units C1 and E3 are available from September. The premises benefit from the following amenities:

## Specification

- Radiators/gas fired central heating
- Carpeting
- Kitchen
- WC's
- Car Parking
- Ultra fast broadband available
- Alarm
- Ample visitor car parking spaces

## Location

Moor Hall is situated in a rural location off the A264 with East Grinstead approximately 1.5 miles to the south, Crawley 13 miles to the south-west and Tunbridge Wells approximately 13 miles to the east. The M23/M25 are both easily accessible within 9 miles.

## Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Unit C2	1,500	139.35
Unit E3	500	46.45
Unit C1	1,000	92.90

## Terms

The premises are available by way of a new rolling six-month license on an internal repairing and insuring basis.

## VAT

VAT is understood to be applicable on the terms quoted.

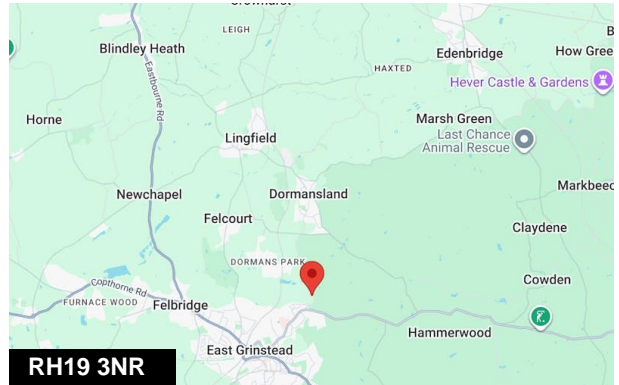
## Legal Costs

Each party to be responsible for their own legal costs.

## Service Charge

There is a service charge applicable towards external maintenance/upkeep, communal lighting, intercom, entry gates and CCTV. The service charges are currently levied as below:

- Unit E3 - £300 per month
- Unit C1 - £595 per month
- Unit C2 - £750 per month



## Viewing & Further Information



**Alexander Mullett**  
01444 443400  
am@crickmay.co.uk



**Phoebe Taylor**  
01444 443400  
pt@crickmay.co.uk

[More details @ crickmay.co.uk](https://www.crickmay.co.uk)



**Crickmay Chartered Surveyors**  
7 Muster Green, Haywards Heath, West Sussex, RH16 4AP  
T: 01444 443400 | [crickmay.co.uk](https://www.crickmay.co.uk)

Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



