Oldfield Smith & Co.
Chartered Surveyors

To Let / For Sale



6 Riverview Business Park

Station Road, East Grinstead, RH18 5FS

Two-Storey Office Building in Established Business Park with parking

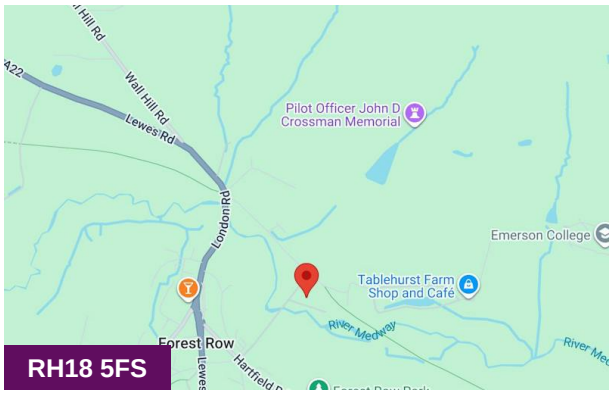
1,009 sq ft
(93.74 sq m)

- Two storey flexible accommodation
- Close to village centre and amenities
- Suitable for a variety of uses, subject to necessary consents
- Virtual freehold for sale or a new occupational lease
- Excellent parking provisions

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

Summary

Available Size	1,009 sq ft
Rent	£15,000 per annum
Price	Offers in the region of £215,000
Business Rates	Upon Enquiry
Service Charge	A service/maintenance charge will be payable towards the upkeep of the Estate and common areas. Further details on application
Car Parking	There are 3 allocated car parking spaces in the Estate car park plus visitor parking.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (67)







Description

The property is a mid-terraced, two-storey office building with timber frame construction and timber-clad external walls. It has double-glazed aluminium windows and doors, with an insulated profile sheet roof.

The ground floor consists of an entrance area, cloakroom, office with staff area/kitchenette and storage beneath the stairs. Stairs lead to the first floor, which has two further offices and a cloakroom. The property also benefits from a mezzanine area for additional storage space.

Double doors at the rear of the property provide access to a shared garden and seating area.

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

We are offering a new occupational lease at a quoting rent of £15,000 per annum for the entire accommodation. Alternatively, the long-leasehold interest is for sale at a guide price of £215,000. The Head Lease is for a term of 999 years from 30 July 2007, with a ground rent currently payable of £150 pa. A copy of the Head Lease is available upon application.

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)

Viewing & Further Information



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

Accommodation

The accommodation comprises the following net internal areas:

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

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.

Location

Riverview Business Park is an award-winning development of 16 two-storey office units, located on the north side of Station Road, just off Hartfield Road (B2110) and close to the A22. Forest Row village centre is within walking distance.

Forest Row is a popular village in East Sussex, approximately 3 miles south of East Grinstead, with a parish population of around 5,500 at the last Census. The village has kept much of its original character and is located close to Ashdown Forest. The towns of Tunbridge Wells, Crowborough and Uckfield are also within easy reach.

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