



Offices 1-4

Unit 2 Firgrove Business Park, Firgrove Road, Cross in Hand, Heathfield, TN21 0QL

**Ground floor modern open
plan office suite to let in
rural location**

729 sq ft
(67.73 sq m)

- Versatile accommodation
- Ground floor only
- Ample parking provisions
- Flexible terms available
- Suitable for a variety of uses (STNC)

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Summary

Available Size	729 sq ft
Rent	£9,000 per annum
Business Rates	Rateable value until 31 March 2026 - £6,900; From 1st April 2026 - £7,900
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C (51)

Description

Self contained ground floor accommodation, measuring approximately 729 sq ft (64.23 m2), situated on an established business park in a rural location.

The accommodation is predominantly open plan, save for a meeting room area, which could be removed. It has been redecorated ready for a tenant's fit-out. It benefits from carpet tiles, strip lighting, white washed walls and electric heaters. There is a communal kitchen and male and female WCs within the same building.

Externally, there is ample of space to park vehicles. No parking spaces are demised to any tenant.

We are advised the area is serviced by fibre broadband, parking is provided to the front and side of the building. VAT is not currently charged on the rent. No service charge

Terms: The landlords produce their own agreements for a minimum term of just 1 year providing quick and simple access.

Location

Firgrove Business Park is situated along Firgrove Road a short distance from its junction with B2102 Lewes/Blackboys Road.

There are a number of businesses located at the park. Unit 2 lies towards the front of the development



Viewing & Further Information



Alex Roberts

01825 762 222 | 07795 212 798

alex@oldfield-smith.co.uk



Hannah Murphy

01825 762222

hannahm@oldfield-smith.co.uk