



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

Spacious Light Airy Offices To Let
SUITE 4 1ST FLOOR INDEPENDENT HOUSE
IMBERHORNE LANE, FELBRIDGE
EAST GRINSTEAD RH19 1TU

**NEW
LOWER
RENT**



LOCATION

Situated in a prominent position facing towards Imberhorne Lane at its junction with Hills Road, being just yards away from the junction with the A22. Crawley is approx. 8.3 miles to the west via the A64 and East Grinstead town centre is 1.2 miles to the south via the A22. The property is very well placed for access to the M23 via the A264 or further north via the A22 to the M25.

ACCOMMODATION

Independent House is an imposing detached office building with windows on all 4 sides providing excellent light airy space. The ground floor is let to Knighthood Insurance and Suite 3 is under offer to a firm of accountants.

Large shared entrance lobby with access to cloakroom facilities. Stairs to:

1st Floor

The office area is arranged around a central core with a number of full height glass partitions to provide individual rooms.

Overall
3,347 sq ft (310.9 sq m)



Within this area is:
Kitchen area with sink & cupboards.
L-shaped Comms room with fuse boards + air conditioning unit.
Separate meeting room - 105 sq ft (9.8 sq m).
Kitchen/tea station - 38 sq ft (3.5 sq m)

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The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

Fax
01825 76 11 44

Email
info@lawsoncommercial.co.uk

2. Suite 4 Independent House, Felbridge

Features include

Full carpeting
Suspended ceiling with lighting
Ceiling-mounted air conditioning units
Radiators providing heating.

Outside	Attractive landscaped areas + access to car parking next to Trafalgar House. 10 spaces are reserved for this suite.
TERMS	New 5 or 10 year lease on an internal repairing and insuring basis.
RENT	£37,750 now £29,500 per annum exclusive of rates. Equivalent to only £8.81 per sq ft.
RATES	Local Authority: Mid Sussex SBR (23/24): 49.9p Currently rated with Suite 3 and Landlord has applied for a separate assessment.
SERVICE CHARGE	There is a service charge levied to include landscaping, refuse, fire alarm, emergency lighting, fire extinguishers, cleaning & maintenance of common areas + external maintenance. This is currently £1,000 per quarter.
VAT	VAT is charged on the rent.
SERVICES	The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.
EPC	Energy performance certificate Band D (83).
VIEWING	Strictly by prior appointment with agents, Lawson Commercial.

Take a Virtual Tour:

<https://tour.giraffe360.com/ade11c4c92b148f0b90a4a72cdc28cec/>

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Accred. No. A6545



Membership No. T01611

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Suite 4 Independent House, Felbridge

