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FOR SALE

**FREEHOLD LISTED OFFICE, WITH REAR EXTENSION, REMOTE STORAGE AND
CAR PARKING 2,976 SQ FT (294.61 SQ M)**

Hampton House, Judges Terrace, East Grinstead, RH19 3AW

DESCRIPTION

Hampton House is a listed detached, three storey office building extended in the 1990's to provide further offices. This extension could be a self contained unit over ground, first and second floors. There is basement storage under the front building.

A first floor barn with under croft car parking presently used for storage and extending to approximately 600 sq ft. This building has the benefit of a Certificate of Lawful Use for B1 offices.

Externally there is a further area to the rear that provides additional parking making the total spaces to approx. 10. In the same ownership is a former orchard at the rear. This land is included in the Mid Sussex Housing development plan The land is available by separate negotiation.

LOCATION

Hampton House is located at the far eastern end of East Grinstead High Street. Access is provided over a shared right of way from Judges Terrace at the junction of West Street and the High Street. The rail station is approx 0.5 miles away.

East Grinstead is 8 miles away from the M23 (J10) and 10 miles from Gatwick Airport.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
LOWER GROUND FLOOR	246	22.85
GROUND FLOOR	1014	94.20
FIRST FLOOR	820	76.18
SECOND FLOOR	425	39.48
FF STORAGE (THE BARN)	607	56.45
TOTAL	2,979	294.61

PRICE

Offers in excess of £600,000 for the freehold.

DATA ROOM

To view the data room [Click Here](#)

RATES

Current RV is £25,750 (April 2023 valuation).

LEGAL COSTS

Each party is to be responsible for their own legal fees.

VAT

The property is not elected for VAT

EPC

The Property has an EPC of D



VIEWINGS – 01293 441300

Adam Godfrey

t: 01293 441 314

e: agodfrey@shw.co.uk

James Clement

t: 01293 441 329

e: jclement@shw.co.uk



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