



**Moor Hall, Sandhaves Hill,  
Dormansland, East Grinstead, RH19 3NR**

**Attractive Semi-Rural  
Warehouse / Office**

**TO LET**

## PROPERTY SUMMARY

- Highly attractive self-contained warehouse / office in a peaceful, semi-rural location
- Dedicated on-site parking spaces available as well as visitor parking spaces
- Decorated to a high standard
- New internal repairing and insuring licence available on flexible terms
- Only 1.4 miles from Dormansland mainline train station
- FTTP Ultra-Fast Fibre internet installed on site

## LOCATION

Moor Hall is situated on Sandhawes Hill which connects East Grinstead to Dormansland. The premises are only 1.5 miles to the North of East Grinstead. The nearest railway station is at Dormansland Station (East Grinstead line) which provides regular services to Croydon and London. Junction 6 of the M25 is around 8 miles distant at Godstone. Junction 9 of the M23 and Gatwick Airport are around 9 miles to the West via the A264.

## PROPERTY SUMMARY

This attractive warehouse / office premises provides high quality, ground floor space with ample perimeter sockets, double glazing, central heating, carpets throughout, kitchen and male & female toilet facilities together with on-site parking. Interested parties should note that FTTP Ultra-Fast broadband has been installed at the premises. The premises are located within a highly attractive, well maintained, secure site.

The accommodation and net internal floor area of the office is as follows:-

- Unit C2            1,442 sq.ft      (133.96 sq.m)
- Parking            6 reserved spaces + visitor's parking

## TERMS

Unit C2 is available to let on a new flexible, internal repairing and insuring licence, for terms to be agreed, at an initial rent (**including maintenance charge**) of £2,550 per calendar month. Interested parties should note that the rent **includes** a maintenance charge contribution which covers external maintenance, repairs and decorations, the communal external lighting, grounds maintenance, parking area maintenance, electric gates and intercom, CCTV, landscaping, back-up generator maintenance and preparation of licence agreement.

**Subject to contract**

## RATES

The Valuation Office Agency Website describes the property as “Workshop & Premises” and advises that the Adopted 2023 Rateable Value is £12,500. The current UBR is 49.9 pence in the £. **We understand that the premises may qualify for Small Business Rates Relief.** Further enquiries in this respect should be made to Tandridge Council.

**VAT** - We understand that VAT is applicable to the rent.

**EPC** - This property has an EPC Rating of C (75).

**COSTS** - Each party to bear their own costs.

**For further information or to view please contact**

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