

2,694 SQ FT (250.27 SQ M)

AIR-CONDITIONED, TOWN CENTRE OFFICES TO LET
LEISURE & CLINIC USES INVITED



GENEROUS LANDLORD INCENTIVES AVAILABLE

FIRST FLOOR, MEDWAY HOUSE
18 – 22 CANTELUPE ROAD
EAST GRINSTEAD
WEST SUSSEX
RH19 3BJ

Henry Adams HRR Commercial Ltd, 50 Carfax, Horsham, West Sussex RH12 1BP

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Residential / **Commercial** / Rural / Development / Auctions

LOCATION

Medway House is situated on Cantelupe Road, close to the High Street. East Grinstead is located approximately 30 miles south of London, 8 miles east of Crawley and 11 miles west of Tunbridge Wells. East Grinstead Station, offering frequent rail services to London terminals and south coast towns is situated approximately $\frac{3}{4}$ miles to the west. A Google Street View can be viewed through Google Maps by typing in the property's postcode RH19 3BJ

ACCOMMODATION (NET INTERNAL AREA)

First Floor 2,694 sq ft (250.27 sq m)

The accommodation is presented as offices but could be used for other commercial uses including leisure, clinic, and retail related uses. The layout of the accommodation is predominantly open plan with the benefit of perimeter side rooms and a separate kitchen. A walk-through video of the accommodation can be made available via WhatsApp on request to the following mobile number 07868 434449.

PROPERTY FEATURES

- Excellent natural light
- 4-person passenger lift
- Ladies & gents' toilets
- 6 parking spaces
- Air-conditioning
- Gas fired central heating
- Meeting room
- Private offices
- Perimeter comms trunking
- Cat 5 wired
- LED lighting
- Kitchen facility

LEASE TERMS

The premises are available for rent upon a new effective full repairing and insuring lease for a term to be agreed. A rental deposit and references will be required. The lease will be excluded from the Security of Tenure Provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

£36,369 + VAT per annum exclusive, payable quarterly in-advance (£13.50 + VAT per sq ft).

SERVICE CHARGE

There is a quarterly service charge of £3,030.75 + VAT payable for the building's upkeep. The charge principally covers lift servicing, external building repairs, general refuse, security, management fees, maintenance of common areas and supply of services within common parts (water/sewage/electricity).

GENEROUS LANDLORD INCENTIVES

Generous Landlord incentives including stepped rent, rent free and capped service charges are available for lease proposals offering two or more years. Tenant break options can also be offered.

PLANNING

The property benefits from Class E (Commercial, Business & Service) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Permitted uses within this Use Class allow the premises to be used for offices, leisure, and clinic related uses. We would advise interested parties to check with the Local Planning Authority or a qualified planning consultant on permitted uses.

ENERGY PERFORMANCE RATING

The energy efficiency rating for this property falls within Band D (87). A certificate can be made available by email on request or downloaded online from GOV.UK website portal.

BUSINESS RATES (2024/2025 FINANCIAL YEAR)

The current Rateable Value advertised by GOV.UK is £27,250. The Uniform Business Rate multiplier for 2024/2025 is 49.9p in the £, making the Rates Payable £13,597.75. We advise interested parties to contact Mid-Sussex District Council Rates Department on 01444 477564 to verify the above figures or alternatively, this information is available online through GOV.UK www.gov.uk/find-business-rates

VIEWING ARRANGEMENTS

By appointment through Henry Adams Commercial **www.henryadams.co.uk/commercial** or joint agent Stiles Harold Williams. A walk-through video of the accommodation can be made available via WhatsApp on request to the following mobile number 07868 434449.

CONTACTS

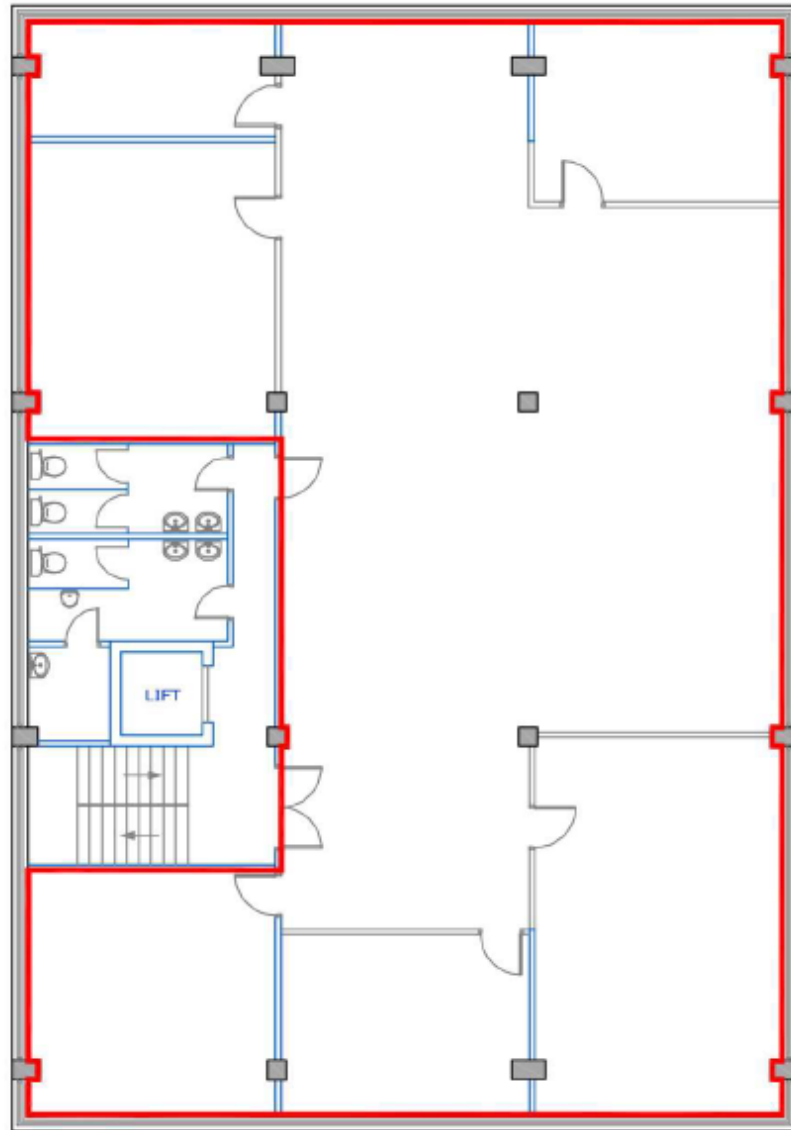
Henry Adams Commercial

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Stiles Harold Williams

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lmiles@shw.co.uk

FLOOR PLAN - NOT TO SCALE

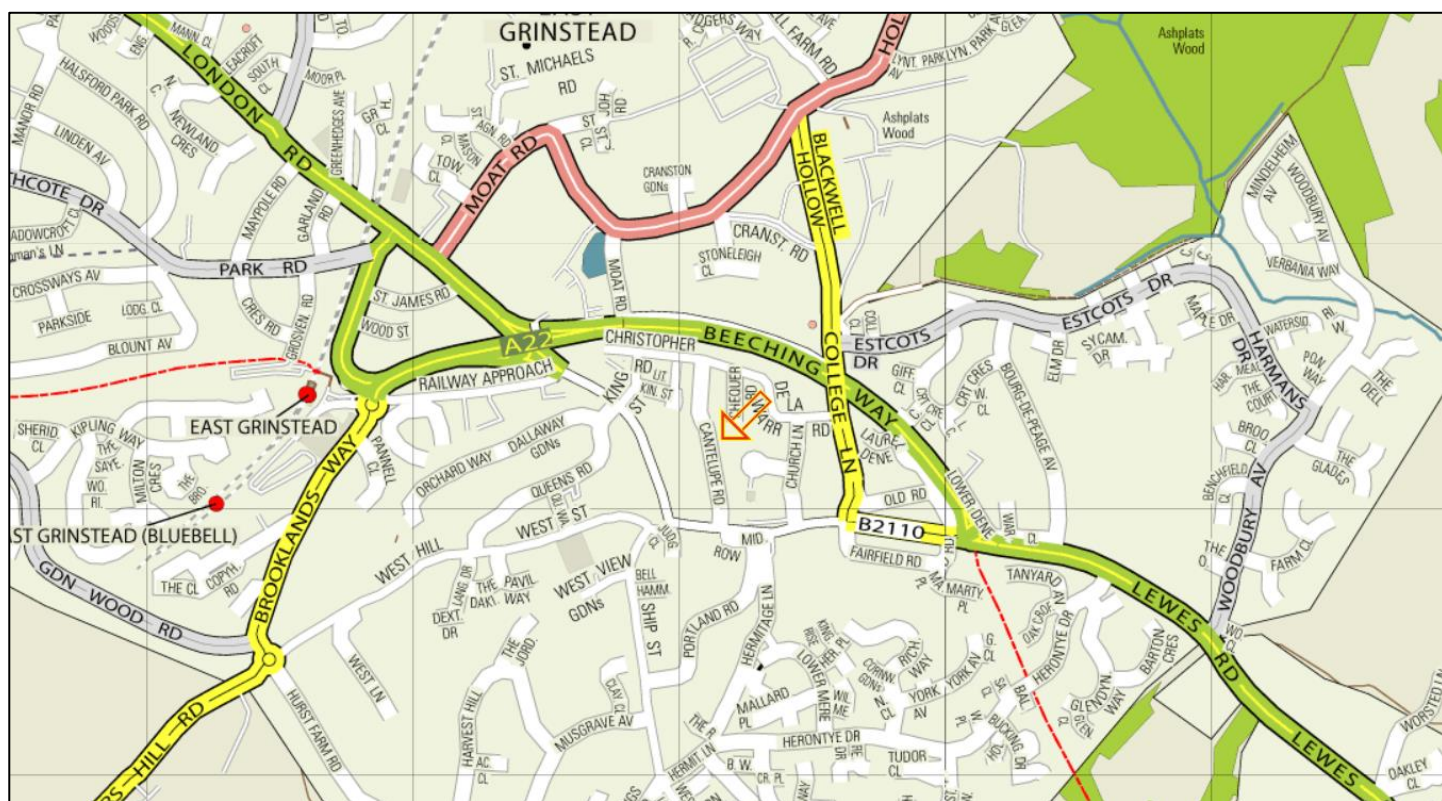
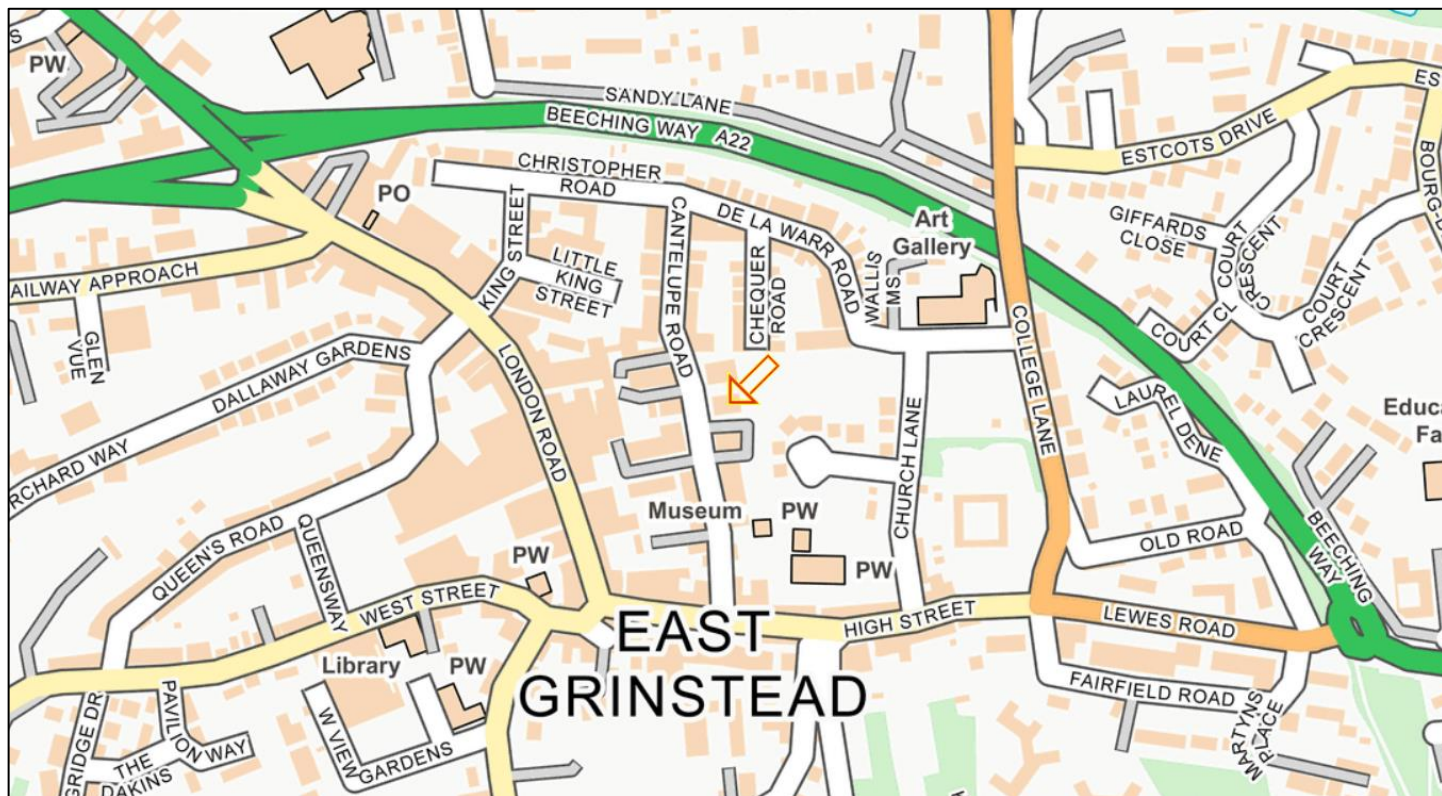


FIRST
FLOOR





LOCATION MAPS - NOT TO SCALE



Agent's Notice – We endeavour to make our particulars as accurate and reliable as possible. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Measurements, areas, plans and distances are approximate only. Photographs and computer-generated images show only certain parts and aspects of the property at the time they were taken or created. Neither Henry Adams HRR Commercial Limited nor any of its employees has any authority to make or give any representation or warranty whatsoever in relation to the property. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service system or appliance. Intending purchasers or lessees must satisfy themselves with regard to each of these points. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction.