



Monkhurst House

Monkhurst House, Sandy Cross, Heathfield, TN21 8QR

Delightful semi-rural office & warehouse investment for sale, yet close to Heathfield town centre. Adjacent 4 acre field also available

8,681 sq ft
(806.49 sq m)

- Serviced office and warehouse accommodation - high quality and modern
- Ample on-site car parking
- Mixed tenants
- Potential for development STP
- Semi-rural position
- Delightful outlook
- Cat 5 cabling

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Summary

Available Size	8,681 sq ft
Price	£995,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

An excellent opportunity to acquire a high-quality, income-producing commercial investment with multiple income streams and strong future value potential, located within walking distance of Heathfield town centre.

The property comprises over 8,500 sq ft of well-presented converted barns, currently arranged as a successful serviced office and storage complex, together with an adjoining south-facing 4-acre field offering longer-term development and income enhancement potential (subject to planning).

Accommodation includes:

- 16 serviced offices ranging from approximately 120 sq ft to 710 sq ft
- Two storage/workshop units of approximately 660 sq ft and 1,340 sq ft

The property currently generates annual income in excess of £90,000 per annum, providing an immediate return to investors. There is clear scope to increase income and improve yield through fuller occupation, rental growth, reconfiguration of units, or expansion of the serviced office offering.

The site is well suited to continued investment ownership, with diversified occupiers, flexible unit sizes, and strong tenant demand for high-quality workspace in this location. The characterful nature of the buildings enhances occupier appeal and supports rental resilience.

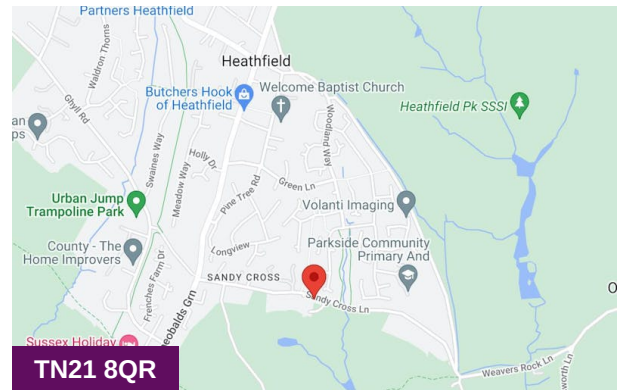
The adjoining 4-acre south-facing field represents a valuable strategic asset, offering potential for additional commercial income, outdoor business uses, or future development, subject to obtaining the appropriate consents, providing further upside beyond the existing rental income.

Investment Highlights

- Income in excess of £90,000 per annum
- Attractive serviced office investment with diversified income
- Over 8,500 sq ft of flexible commercial accommodation
- Scope for rental growth and yield enhancement
- Walking distance to Heathfield town centre
- 4 acres of south-facing land offering long-term value potential
- Combination of immediate income and capital growth prospects

Location

The premises are located along Sandy Cross Lane accessed from Hailsham Road, occupying a semi-rural position yet are close and within easy reach of Heathfield town centre. They comprise a series of office suites in a converted character building together with warehouse accommodation with further offices in a second building. There is ample private car parking provided on site. Tenants include financial services, solicitors, Insurance brokers, letting agents etc.



Viewing & Further Information



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