

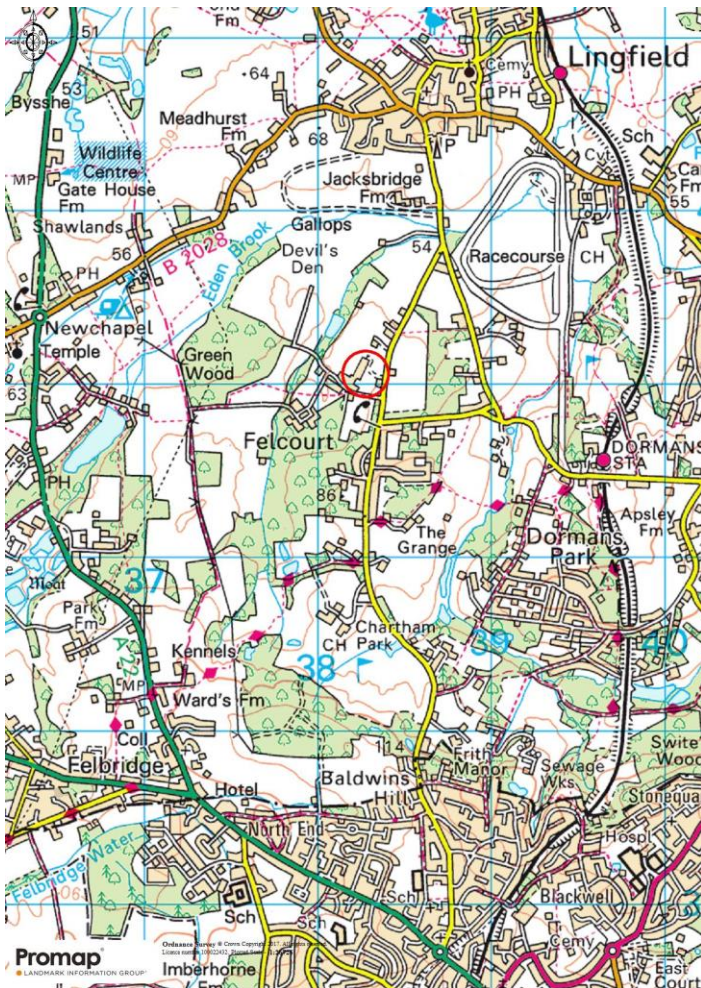


**UNIT 10A SCANDIA HUS BUSINESS PARK
FELCOURT ROAD,
FELCOURT, EAST GRINSTEAD,
WEST SUSSEX RH19 2LP**

**TO LET - £5,000 PA
BUSINESS PARK OFFICES – 338 SQ FT**

Features

- Established Business Park location in attractive parkland setting
- Located Between Lingfield and East Grinstead
- Rail Services from nearby Dormans Park to Victoria and London Bridge
- Flexible office unit
- Ample on site car parking
- Own “front door” access
- Use of grounds



SITUATION

Scandia Hus Business Park sits midway between Lingfield and East Grinstead with easy access to A22 providing links to Junction 6 of M25 and Junction 10 of M23. Lingfield offers a range of convenience retail whilst East Grinstead provides a range of shops, leisure and cultural amenities. Both have rail links to Victoria and London Bridge with a fastest journey time of around 55 minutes. Gatwick Airport is about 10 miles to the west.

Scandia Hus Business Park is sign-posted on the west side of Felcourt Road.

DESCRIPTION

Unit 10A forms part of a two-storey office building and provides an open, rectangular office space with access from its own front door or through a communal lobby. The specification includes: double glazing, Cat II lighting, carpeted floors, perimeter trunking for cabling and comms points, a wall-mounted heating/cooling unit and regularly spaced small power points. There are WCs and a kitchenette in the adjoining common areas.

The adjoining car park offers unreserved parking for six vehicles.

ACCOMMODATION

Ground floor office accommodation of 338 sq ft:

Offices: 319 sq ft (29.64 sq m)

Lobby: 19 sq ft (1.77 sq m)

The area is net internal and approximate.

LEASE

The unit is offered on new internal repairing lease direct from the landlord for a term of five years with an earlier break by agreement. The lease is to exclude the security of tenure provisions of the Landlord & Tenant Act 1954.

TERMS

Unit 10A: £5,000 p.a.

The rent is inclusive of heating and small power but exclusive of building's insurance which is recharged on an apportioned basis. Telephone and broadband are met by tenants direct. The rent is subject to VAT.

Incoming tenants will be required to lodge a deposit equivalent to three months' rent. Financial or personal references may be required, to include from a previous landlord, where applicable.

USE

B1 offices. Alternative uses may be considered subject to planning.

BUSINESS RATES

Tenant is responsible for business rates. The unit has a rateable value of £5,000 (April 2017) and, subject to occupier status, should qualify for Small Business Rates Relief.

EPC

The property has an Energy Performance Asset Rating of 118 in Band E.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

147 This is how energy efficient the building is.

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 11
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
34 If newly built
67 If typical of the existing stock

VIEWING AND FURTHER INFORMATION

Viewing and further information from the letting agents, RH & RW Clutton: 01483 300233 or 01342 410122
Richard Grassly - richardg@rhrwclutton.co.uk

Particulars prepared and photographs taken March 2017

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