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# Moor Hall, Sandhawes Hill, Dormansland, East Grinstead, RH19 3NR

**Semi-Rural Office / Storage Units**

# TO LET

14a Bell Street, Reigate, Surrey RH2 7BG • T 01737 222835
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## PROPERTY SUMMARY

- **Highly attractive self-contained office / storage units in a peaceful, semi-rural location**
- **Dedicated on-site parking spaces available as well as visitor parking spaces**
- **Decorated to a high standard**
- **Short term 6 month rolling flexible licences**
- **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

Attractive office / storage units providing 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 sizes of the currently available units are as follows: -

| | | |
|---|---|---|
| Unit C2 | 1,500 sq.ft | (139.35 sq.m) |
| Unit C1 | 1,000 sq. ft | (92.90 sq.m) |
| Unit E3 | 500 sq.ft | ( 46.45 sq.m) |
| Parking | reserved spaces + Visitor Parking | |

## TERMS

Unit C2 is available to let on a new flexible short term 6 month rolling licences, on internal repairing and insuring terms at a licence fee of £1,875 per calendar month plus a maintenance charge of £720 per calendar month. The licences are on a short term, rolling six month contract.

Unit C1 is available to let on a new flexible, internal repairing and insuring licence, for terms to be agreed, at an initial rent of £1,250 per calendar month plus a maintenance charge of £595 per calendar month

Unit E3 is available to let on a new flexible, internal repairing and insuring licence, for a term to be agreed, at an initial rent of £750 per calendar month plus a maintenance charge of £290 per calendar month.

Interested parties should note that the maintenance charge contribution 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

Upon application. 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 –** Upon application.

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

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

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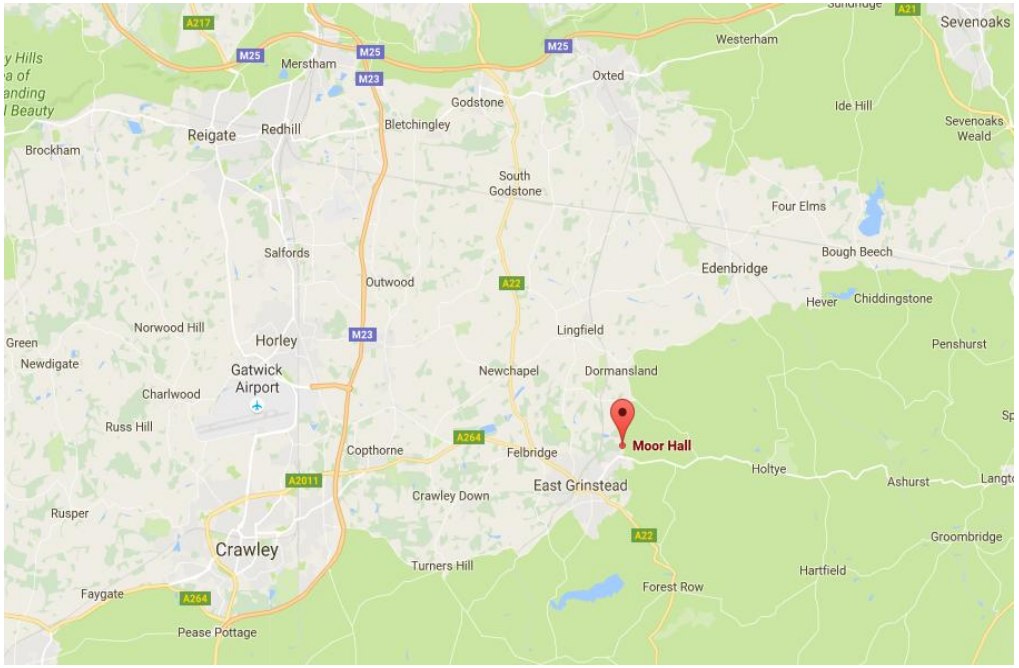






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