

SAMUEL & SON

CHARTERED SURVEYORS

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TO LET

**MONKHURST HOUSE, LUXURY SERVICED OFFICES
SANDY CROSS LANE, HEATHFIELD, EAST SUSSEX**



AN OPPORTUNITY TO RENT LUXURY SERVICED OFFICES
RANGING FROM 140 SQ FT TO AN OPEN PLAN AREA OF 1,340 SQ FT
IN A SOUGHT AFTER RURAL YET ACCESSIBLE LOCATION

PRICE ON APPLICATION

GENERAL REMARKS AND INFORMATION

SITUATION

The property is situated in a quiet and picturesque rural location part way along Sandy Cross Lane in Old Heathfield accessed via a private drive and having far reaching picturesque views across open farmland. With Heathfield town centre just minutes away, this property presents a rare rural yet accessible prospect.

DIRECTIONS

From Heathfield High Street head north east out of town. On reaching the cross roads at the top of the hill turn right into the B2203/Tower Street and continue for about a mile then turn left into Sandy Cross Lane and after approximately a quarter of a mile, the entrance to the property is found on the right hand side.

DESCRIPTION

Monkhurst House provides for a rare opportunity to rent a range of luxury office space set in a quiet rural, yet accessible location just outside the centre of Heathfield and having ample private parking. The property has a traditional looking exterior comprising of brick walls and timber cladding whilst the interior comprises of modern custom built office space with a ground and one upper floor, superbly finished and benefiting from natural daylight throughout and air conditioning. A large conference room is located on the ground floor available to all tenants subject to booking. Washroom facilities are located on the ground floor. Larger offices have their own private kitchen area whilst the smaller offices have access to a communal kitchen. The building and all offices benefit from a modern key alarm system.

SERVICES

All offices are subject to a service charge of £116 + VAT pcm to include rates, water, gas, building insurance, ISDN 30 line rental, internet access, daily collection and delivery of post, Category 5 cabling, phones, common area and individual office cleaning including emptying of rubbish bins, monthly window cleaning, building repairs, alarm maintenance and telephone system maintenance. Desks by agreement. Telephone calls are charged out monthly on a usage basis and electricity is charged out monthly on a percentage basis of total cost for all the offices calculated on area of office occupied.

TENURE

Minimum term of 12 months. Price on application and dependent on office area.

VIEWING

Strictly by confirmed appointment with the agent, Samuel and Son. Telephone (01435) 864020, email rhiannon@samuelandson.co.uk.

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PROPERTY MISDESCRIPTIONS ACT

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IMPORTANT NOTICE

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