

**TO LET**

**DETACHED FORMER STABLE BLOCK  
OFFICE / WORKSHOP ACCOMMODATION  
54.91 SQ M (591 SQ FT)**

Stable Block, Chiddinglye Estate, Selsfield Road, West  
Hoathly, Nr East Grinstead, RH19 4QS



## Summary

<b>Available Size</b>	591 sq ft
<b>Rent</b>	£8,500 per annum exclusive
<b>EPC Rating</b>	Upon enquiry

## Location

The premises are situated on Selsfield Road in West Hoathly, within the High Weald Area of Outstanding Natural Beauty (AONB). West Hoathly is an attractive village offering convenient access to key commuter and commercial transport links. The property is located approximately 3.5 miles southwest of East Grinstead, which provides a mainline railway station offering regular services to London Victoria in approximately 55 minutes. The premises are well positioned, just 10 miles from the M23 motorway enabling access to the M25, Gatwick Airport, and the broader South-East motorway network.

## Description

The property comprises a characterful, detached, brick built former stable block that has been used as office accommodation since 2008. The building is based in a rural, private setting with a cobbled pathway leading to the door.

The current interior layout is largely open plan but retains the original internal stable panels on the ground floor, complemented by LED strip lighting and a kitchenette area with a sink. Accessed via an internal staircase, the first floor offers additional office or storage space, benefitting from ample natural light through a skylight and finished with carpet tiling. The property includes two car parking spaces, and a WC is to be installed.

## Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor	440	40.88
First Floor (to 5')	151	14.03
<b>Total</b>	<b>591</b>	<b>54.91</b>

## Lease

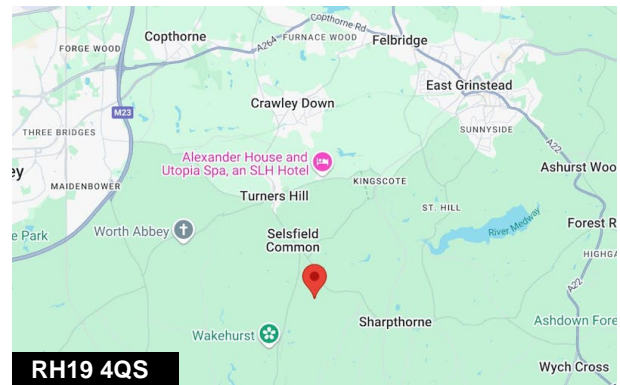
The premises are available by way of a new lease on terms to be agreed.

## VAT

VAT may be applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



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