

# MONKHURST HOUSE

Freehold Office & Warehouse Investment · Sandy Cross Lane, Old Heathfield, East Sussex, TN21 8QR

## THE OPPORTUNITY

- An attractive serviced office investment with diversified income across a mix of established local business tenants.
- Over 8,500 sq ft of flexible commercial accommodation, arranged as 15 offices and 2 warehouse units (17 units in total).
- Offices range from approximately 150 to 710 sq ft, with scope to combine units into larger suites for a single occupier, and the 2 warehouse units are 620 and 1,165 sq ft but can be combined back into 1 unit via double doors at each end.
- One unit currently vacant (Office 9, approx. 348 sq ft), offering immediate letting upside.
- Income in excess of £90,000 per annum, with scope for rental growth and yield enhancement as leases renew.
- An additional 4 acres of south-facing land sits alongside the building, offering long-term value potential.
- Well suited to a local business wanting to occupy part of the building for its own use and hold the remainder as an income-producing asset — a combination of immediate income and capital growth prospects, in one freehold.

## LOCATION

- Sandy Cross Lane, Old Heathfield, Heathfield, East Sussex, TN21 8QR.
- Reached via a private drive, with far-reaching views across open farmland.
- A short walk to Old Heathfield's pub, the Star; Heathfield town centre – shops, banks and post office – is less than a mile away.
- Good road links via the A265 and A267; nearest mainline rail connections at Stonegate and Wadhurst.

## KEY FACTS

|                             |                                                                                 |
|-----------------------------|---------------------------------------------------------------------------------|
| <b>Tenure</b>               | Freehold                                                                        |
| <b>Total accommodation</b>  | Over 8,500 sq ft (approx.)                                                      |
| <b>Unit count</b>           | 17 units in total (15 offices + 2 warehouse units)                              |
| <b>Office size range</b>    | Approx. 150 – 710 sq ft                                                         |
| <b>Warehouse unit sizes</b> | 620 sq ft and 1,165 sq ft (combinable into 1 unit via double doors at each end) |
| <b>Current occupancy</b>    | 16 of 17 units let; 1 unit currently vacant                                     |
| <b>Income</b>               | In excess of £90,000 per annum                                                  |
| <b>Additional land</b>      | 4 acres, south-facing                                                           |

## ENQUIRIES

- All enquiries about the freehold are handled directly and in confidence.
- Telephone: 07973 908871
- Email: [enquiries@monkhurstoffices.co.uk](mailto:enquiries@monkhurstoffices.co.uk)
- Web: [www.monkhurstoffices.co.uk/investment-opportunity.html](http://www.monkhurstoffices.co.uk/investment-opportunity.html)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Figures are approximate and subject to confirmation. Prospective purchasers must satisfy themselves as to all matters by inspection or otherwise. Monkhurst House, Sandy Cross Lane, Old Heathfield, East Sussex, TN21 8QR. Correct as at August 2026.