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Marketing update on 79A High Street, East Grinstead, West Sussex, RH19 3DD

Further to our recent discussions, I enclose a more detailed report outlining our efforts over the past nine months to secure a suitable tenant for the above property.

Property summary

The premises comprise a substantial office space arranged over three floors in East Grinstead town centre. The building was originally constructed as two cottages before being converted into office accommodation. It was most recently occupied by Brookes and Co, who relocated in 2024, and the property has remained vacant ever since.

Market context

Demand for traditional office space has continued to decline, with many businesses downsizing, adopting hybrid working models, or moving away from High Street premises altogether. In contrast, demand for residential accommodation, particularly well-located town centre homes has increased significantly. This shift has made it increasingly challenging to secure reliable office tenants for properties of this type.

Marketing price

The property was offered on a flexible lease, with terms to be agreed through negotiation. The quoted rent was £7500 which we considered appropriate given the size of the premises, it's frontage, and the absence of dedicated parking.

Interest and outcome

Despite sustained marketing efforts, we received very limited enquiries. No formal offers to rent the property were submitted. This lack of interest reflects the broader trend of reduced demand for office accommodation and reinforces the view that the property would be better suited to residential use – its original purpose when it comprised two cottages.

Yours sincerely

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