



Ref 7197

33c Hobbs Industrial Estate
Lingfield
Surrey
RH7 6HN

ON THE INSTRUCTIONS OF DYSON ENERGY SERVICES

TO LET

INDUSTRIAL/WAREHOUSE UNIT

5,400 SQ FT (501 SQ M) GIA



COMMUNICATIONS

- Gatwick Airport 7.9 miles
- Redhill 1.1 miles
- Crawley 8.5 miles

ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT

LOCATION

The Hobbs Estate is a self-contained and secure estate conveniently located on the A22 at Newchapel some 2 miles north of East Grinstead.

AMENITIES

- Heating in Warehouse
- Electric loading door 5.6m x 4m
- B1/B2/B8 uses
- 6m Max Eaves
- Sodium Lighting
- 3 phase power
- Warehouse office
- 10 parking spaces
- 5m Min Eaves
- 2 No WCs

TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£45,900 per annum exclusive plus VAT.

RATEABLE VALUE

Rateable Value £35,750 (2017).

ESTATES CHARGE

There is currently an estate charge levied on all occupiers on the estate.

VIEWING/FURTHER INFORMATION

Hus Djevdet
01293 590994 / 07764356363
hus@ftdjohns.co.uk



Compiled November 2016

ACQUISITIONS • AGENCY • AIRPORT • INVESTMENT • LEASE ADVISORY • MANAGEMENT

Misrepresentation Act 1967 - FTDJOHNS for itself and the vendors or lessors of this property whose agent it is hereby give notice that those particulars may not and do not constitute any part of a contract or representation and neither FTDJOHNS nor its servants have any authority to make or give any representation or warranty in relation to this property. FTDJOHNS is not liable for any errors or omissions.

Finance Act 1989 - Unless otherwise stated, all prices & rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Code of Practice on Commercial Leases - You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk.