



Ref 7197

53b Hobbs Industrial Estate
Lingfield
Surrey
RH7 6HN

TO LET

INDUSTRIAL/WAREHOUSE UNIT

7,700 SQ FT (501 SQ M) GIA



COMMUNICATIONS

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

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.

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AMENITIES

- 2 No up & over loading doors
- Max Eaves 6.75m
- B1/B2/B8 uses
- End of terrace unit
- Sodium Lighting
- 3 phase power
- Warehouse office
- Forecourt parking
- 5.5m Min Eaves
- 3 No WCs

TERMS

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

RENT

£65,900 per annum exclusive plus VAT.

RATEABLE VALUE

Rateable Value £46,500 (2017).

ESTATES CHARGE

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

VIEWING/FURTHER INFORMATION

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