



TO LET

INDUSTRIAL/WAREHOUSE

1,596 sq ft (148 sq m) GIA



LOCATION: The Birches Trading Estate is a well-established industrial trading estate situated just off Imberhorne Lane in East Grinstead. The A22 is approximately 100 yards in distance and provides direct access northbound to M25 junction 6 (9 miles), and M23 junction 10 (5 miles). East Grinstead town centre is approximately 1 mile to the south.

DESCRIPTION: The available unit comprises a mid-terrace light industrial/warehouse/trade counter unit constructed of a steel portal frame with external facing brickwork and profile steel cladding elevations and roof.

AMENITIES:

- Up and Over Loading door 3.5m x 3.6m
- Separate office
- Kitchenette
- WC accommodation
- 3 Phase electricity
- Up to 4 parking spaces to the front
- Min eaves 3.8m/ Max eaves 5.5m

TERMS: Available on a new full repairing and insuring lease for a term to be agreed.

RENT: £18,250 per annum exclusive plus VAT.

RATES: Current Rateable value of £12,250 (2017 List).
You may be eligible for small business rates relief.

LEGAL COSTS: Each party is to bear its own legal costs.

Compiled February 2018

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

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