



Ref 7197

41a Hobbs Industrial Estate
Lingfield
Surrey
RH7 6HN

TO LET

INDUSTRIAL/WAREHOUSE TO BE REFURBISHED 2,627 SQ FT (244 SQ M) GIA



COMMUNICATIONS

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

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LOCATION

The Hobbs Estate is a self-contained business park, with gated entrance providing 24/7 access if required. The Hobbs is conveniently located on the A22 at Newchapel some 2 miles north of East Grinstead.

AMENITIES

- New Lighting
- 2 x Roller shutter doors (3.5m x 3.5m)
- B1/B2/B8 uses
- Parking up to 8 cars
- 3 phase power
- Forecourt Areas
- To be redecorated throughout
- Kitchen/break out area

TERMS

Available by way of a new flexible lease for a term to be agreed.

RENT

£17,000 per annum exclusive plus VAT.

RATEABLE VALUE

The current Rateable Value is £12,000 (2017).

ESTATES CHARGE

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

VIEWING/FURTHER INFORMATION

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