

Ref 7197

17B Hobbs Industrial Estate Eastbourne Road Newchapel Lingfield Surrey RH7 6HN

TO LET INDUSTRIAL/WAREHOUSE Approx 124 sq m (1,333 sq ft) GIA



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COMMUNICATION	Gatwick Airport Redhill Crawley The Hobbs Estate is a self-conta	Miles 7.9 miles 11 miles 8.5 miles ained and secure estate conveniently located on the
DESCRIPTION	A22 at Newchapel some 2 miles north of East Grinstead. Unit 17B is a mid-terraced, timber framed unit with profiled clad elevations under a pitched roof.	
AMENITIES:	 Sodium lighting Surface level loading door 3.24m w x 3.95m h Min eaves 4.24m B1/B2/B8 uses 	
TERMS	Available by way of a new full repairing and insuring lease for a term to be agreed.	
RENT	£10,500 per annum exclusive plus VAT.	
RATEABLE VALUE	Rateable Value £5,200. Current Rates payable £2,496 (01.03.2018 – 31.03.2019). With Small Business Rate Relief the liability is nil.	
SERVICE CHARGE	Included within the rent.	

VIEWING/FURTHER INFORMATION

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