

TO LET

**WAREHOUSE WITH EXTERNAL HARD STANDING AREA**

Brook House Farm, Turners Hill Road, East Grinstead,  
RH19 4LX



## Summary

<b>Available Size</b>	2,153 sq ft
<b>Rent</b>	£23,500 per annum exclusive
<b>Business Rates</b>	To be assessed
<b>EPC Rating</b>	Upon enquiry

## Location

East Grinstead is situated within the Mid Sussex District, approximately 30 miles south of London and 25 miles north of Brighton. Other towns within close proximity include Crawley and Haywards Heath, both of which are approximately 8 miles away. The nearby A22 provides access to Uckfield and Eastbourne to the south and the M25 (Junction 6) and the national motorway network to the north. The premises are located on the north-western side of Turners Hill Road (B2110), approximately one mile to the south-east of East Grinstead town centre, positioned within a largely rural location.

## Description

Premises comprise a storage unit of steel portal frame construction, available for storage purposes only, with a minimum eaves height of 5.62 m and a maximum of 7.02 m. Internally the unit provides an open plan space with metal racking (which is to remain in situ if required) to one side, access is via a roller shutter and pedestrian door.

The warehouse also benefits from an external hard standing area to the front.

## Specification

- Power floated concrete floor
- Electric roller shutter door - 4.77 m high x 4.54 m wide
- Single phase electricity supply
- Maximum vehicle size - 7.5 tonnes

## Accommodation

The accommodation comprises the following approximate gross floor areas:

Description	sq ft	sq m
Warehouse	2,153	200.02
External hard standing area	2,067	192.03

## Lease

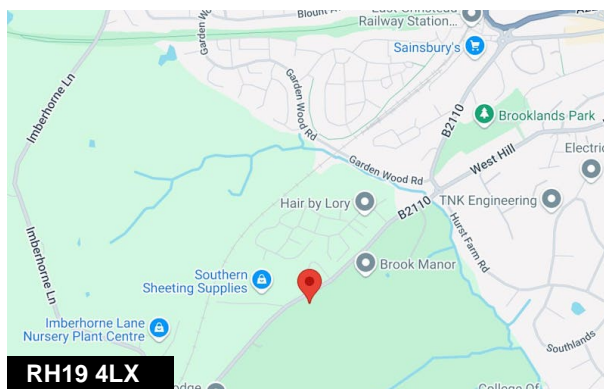
A new lease is available on terms to be agreed.

## VAT

VAT may be applicable on the terms quoted.

## Legal Costs

Each party to be responsible for their own legal costs.



## Viewing & Further Information



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