

The logo for SHW, consisting of the letters 'SHW' in white on an orange rectangular background.

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TO LET

INDUSTRIAL AND WAREHOUSE – 2,014 SQ FT (187.1 SQ M)

Unit 7, The Felbridge Centre, Imberhorne Lane, East Grinstead, West Sussex, RH19 1XP

DESCRIPTION

Comprehensively Refurbished end of terrace unit with excellent on site parking. The units offer clear height warehouse space with loading door and WC facilities.

LOCATION

The Felbridge Centre is situated in East Grinstead's prime industrial area, located to the north west of the town centre. The estate benefits from direct access to London Road (A22). The A22 links to East Grinstead railway station 1.7 miles to the south east and offers alternative access north to the M25 (J6) within approximately 15 minutes.

The A264 is situated within 0.5 miles and provides direct connectivity to the M23 (J10) within 10 minutes / 5.4 miles. The M23 in turn allows excellent connectivity north to the M25 (J7) within 18 minutes and south towards the A23 / South Coast. Gatwick Airport is located approximately 15 minutes away via the A264.

Other local occupiers include DHL, DPD, Screwfix, Toolstation and Travis Perkins.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 7	2,014	187.1

AMENITIES

- Comprehensively refurbished
- 6m eaves height
- Roller shutter access doors
- Good on-site car parking
- Proximity to Gatwick Airport

RENT

£45,000 Per annum

TERMS

New lease available direct from the landlord on terms to be agreed.

RATES

TBC.

SERVICE AND ESTATE CHARGES

TBC.

VAT

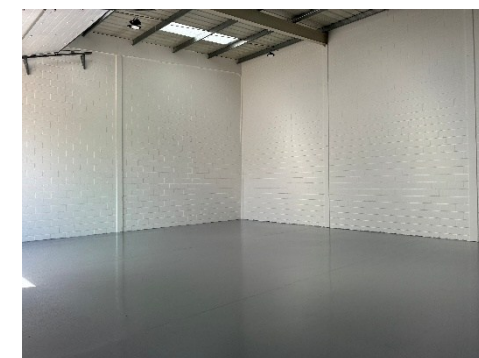
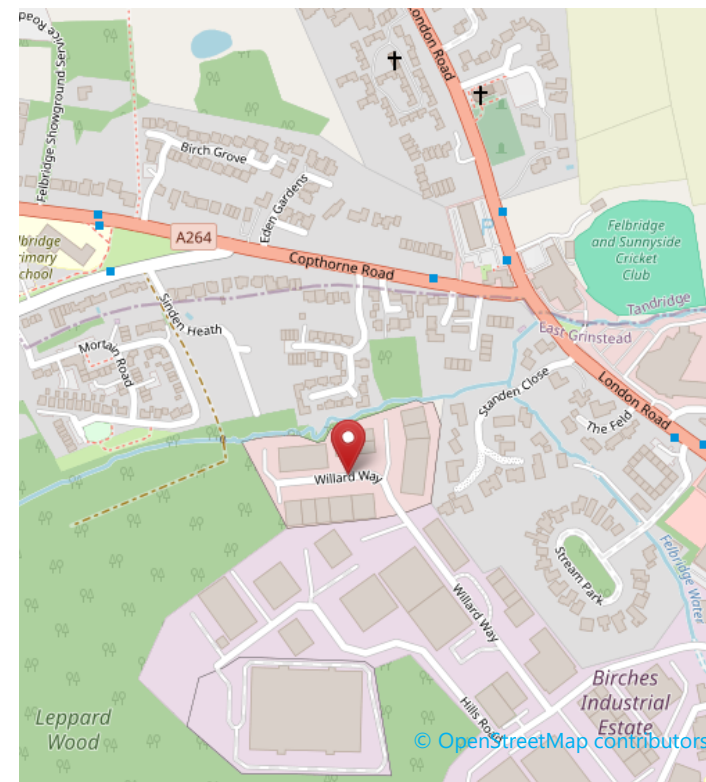
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of D.



VIEWINGS – 020 8662 2700

Robert Bradley-Smith

t: 07469 854799

Laura Thomson

t: 01293 441 339

e: rbradley-smith@shw.co.uk

e: lthomson@shw.co.uk



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