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TO LET

INDUSTRIAL AND WAREHOUSE – 10,073 SQ FT (935.78 SQ M)
Unit 1B, Felbridge Centre, Imberhorne Lane, East Grinstead, RH19 1TU

DESCRIPTION

Within a 11 unit estate, Unit 1b offers a clear height warehouse space with a full height electric loading door and office accommodation at both ground and first floor.

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.

EPC
C-53

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	8,154	757.51
First Floor Offices	1,919	178.28
TOTAL	10,073	935.79

AMENITIES / OPPORTUNITY

- Warehouse**
- LED lighting
 - Full height roller shutter (3.98m (w) x 4.56m (h))
 - 5.5m min eaves; 7m max eaves
 - Kitchenette
 - Translucent roof lights
 - Gas heater
- Offices**
- Raised floor
 - LED lighting
 - GFCH
 - Kitchenette and separate offices

RENT

The unit is available by way of assignment or sublease until 09.11.2028.

A new lease may be available subject to landlord consent.

RATES

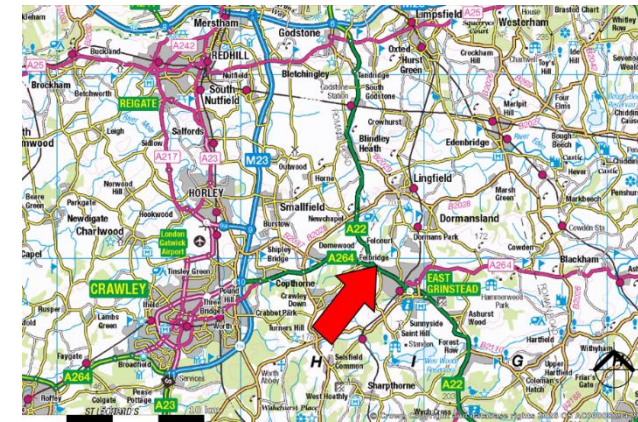
The current 2026 Rateable Value of the property is £127,000.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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



VIEWINGS – 01293 441300

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