

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

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TO LET

INDUSTRIAL AND WAREHOUSE – 1,749 SQ FT (162.48 SQ M)

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

DESCRIPTION

The Hobbs Industrial Estate is a self-contained industrial estate comprising approximately 50 units of varying sizes. Unit 17b has recently been repainted with LED lighting.

LOCATION

Situated on the A22 at Newchapel, just south of the junction with the B2028 Lingfield to Crawley road. The site benefits from 24 hour security and picturesque surrounds.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Warehouse	1,257	116.78

RENT

£13,750 PAX

OUT OF HOURS ACCESS

07:00 – 19:00 Mon – Fri

07:00 – 17:00 Sat

Closed Sundays and Bank Holidays

There is a weekly charge to access outside of these hours.

AMENITIES / OPPORTUNITY

- Ample parking
- 24-hour security
- Artic access
- Single phase electricity (potential to install 3-phase)
- Manual roller shutter door 3.2m (W) x 3.9m (H)
- Minimum eaves 4.2m
- Maximum eaves 7.6m

RATES

The Rateable Value of the property is £9,600.

VAT

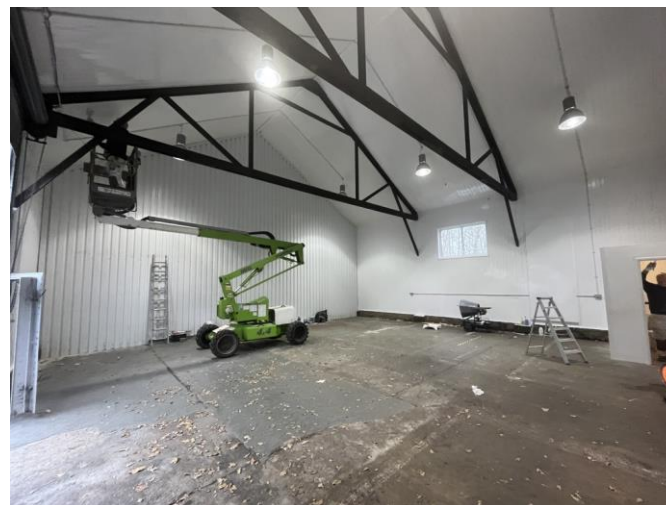
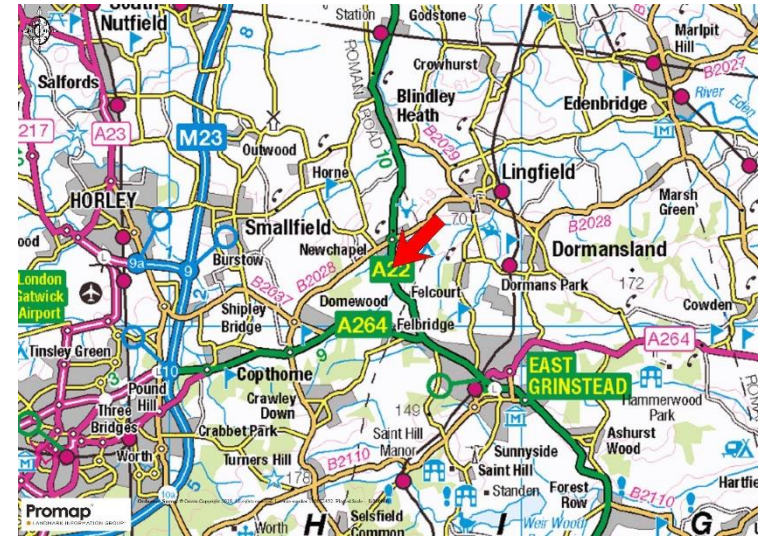
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

51-75 **C** 73 C



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