



**MAKING
PROPERTY
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SHW.CO.UK



TO LET

OFFICE – 2,829 SQ FT (262.81 SQ M)

Unit 1, Systems House, Eastbourne Road, Blindley Heath, Lingfield, Surrey, RH7 6JP

DESCRIPTION

Unit 1, Systems House comprises an end of terrace trade counter industrial unit/showroom with suspended ceiling and 1st floor fitted offices. The unit benefits from 3 forecourt parking spaces with an additional 3 to the rear. There are roller shutter loading doors at the rear of the building providing easy access for deliveries into the unit.

LOCATION

The property is located prominently on the A22 main road, 4 miles South of the M25 junction 6. Gatwick airport is 10 miles to the South West. Lingfield mainline station is 2 miles to the South providing direct access to London Bridge in approximately 45 minutes.

ACCOMMODATION (Gross Internal Area)

	SQ FT	SQ M
Ground Floor Warehouse	2,571	238.85
First Floor	258	23.97
TOTAL	2,829	262.82

AMENITIES / OPPORTUNITY

- Industrial unit/showroom/trade counter unit
- 6 parking spaces
- Prominent A22 main road frontage
- 1st floor office
- Kitchenette
- Double entrance doors
- LED lighting
- Loading door to rear of building
- WCs
- Available December 2024

RENT

£39,500 Per annum exclusive.

RATES

The current 2023 Rateable Value of the property is £26,250.00

VAT

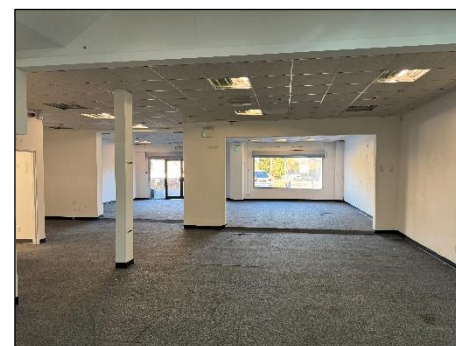
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has a rating of C (70).



VIEWINGS – 01293 441300

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