

TO LET

OFFICES WITH STORAGE/WORKSHOP – 1,350 SQ FT (125.42 SQ M)
Devon House, Eastbourne Road, Blindley Heath, RH7 6JJ

DESCRIPTION

Devon House comprises secure offices with storage space and parking.

LOCATION

The property is located on the A22 main road, approximately 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	1,350	125.42
TOTAL	1,350	125.42

AMENITIES / OPPORTUNITY

- 3 offices
- Warehouse/storage area
- Automated security gates
- 3 phase power
- Roller shutter door 1.97m (h) x 2.12m (w)
- Kitchen
- Access to landlord storage area
- Partial air conditioning
- Shower and WC facilities
- 4 car parking spaces
- EV charging space

RENT

£23,000 Per annum

RATES

The current 2023 Rateable Value of the property is £11,000 per annum exclusive.

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 C.



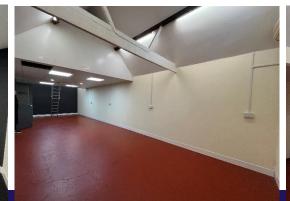


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