



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.



VIEWINGS – 07961 231286

James Clement

t: 07961 231286

e: jclement@shw.co.uk



@SHWProperty

SHW Property

SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fanestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goia Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316