



**FTDJOHNS**

Ref 7197

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

# **TO LET**

# **INDUSTRIAL/WAREHOUSE**

**Approx 124 sq m (1,333 sq ft) GIA**



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## COMMUNICATIONS

	Miles
Gatwick Airport	7.9 miles
Redhill	11 miles
Crawley	8.5 miles

The Hobbs Estate is a self-contained and secure estate conveniently located on the A22 at Newchapel some 2 miles north of East Grinstead.

## DESCRIPTION

Unit 17B is a mid-terraced, timber framed unit with profiled clad elevations under a pitched roof.

## AMENITIES:

- Sodium lighting
- Surface level loading door 3.24m w x 3.95m h
- Min eaves 4.24m
- B1/B2/B8 uses

## TERMS

Available by way of a new full repairing and insuring lease for a term to be agreed.

## RENT

£10,500 per annum exclusive plus VAT.

## RATEABLE VALUE

Rateable Value £5,200.  
Current Rates payable £2,496 (01.03.2018 – 31.03.2019).  
**With Small Business Rate Relief the liability is nil.**

## SERVICE CHARGE

Included within the rent.

## VIEWING/FURTHER INFORMATION

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