



Ref 6048

Unit 3G
The Birches Estate
East Grinstead
West Sussex
RH19 1XZ

TO LET

TRADE COUNTER

INDUSTRIAL/WAREHOUSE UNIT

Approx 148 sq m (1,600 sq ft) GIA



Visit www.multimap.com and insert RH19 1XZ

LOCATION

The Birches Estate is a well established industrial, warehouse, trade estate situated just off Imberhorne Lane in East Grinstead. The A22 is just 100 yards distance and provides swift access northbound to M25 junction 6 (9 miles), and M23 junction 10 (5 miles). East Grinstead town centre is just 1 mile to the south.

On the scheme itself Unit 3G is situated on the first terrace of units on the left hand (south) side.

DESCRIPTION

Unit 3G is an end of terrace light industrial/trade counter unit which has been redecorated throughout. The unit is of steel portal frame construction with external facing brickwork and profile steel cladding elevations and roof with roof lights. There is a small reception area, WC & kitchenette, and warehouse all of which have been re-painted. Externally there is a loading area and parking for three cars.

ACCOMMODATION

	sq m	sq ft
Total GIA	148	1,600

Note: All measurements are approximate gross internal in accordance with the RICS Code of Measuring Practice.

AMENITIES

Industrial/Warehouse	
<ul style="list-style-type: none">• Manual up and over loading door• Width 3.6m height 3.58m• Redecorated throughout• Fluorescent and sodium Lighting• Min eaves height 3.77m (12'4")	<ul style="list-style-type: none">• Max eaves height 5.25m (17'3")• Gas hot air blower• Min 3 car spaces• Loading bay• Roof lights• 3 phase electricity

TENURE

A new fully repairing and insuring lease is available for term to be agreed.

RENT

£14,400 per annum exclusive plus VAT at the prevailing rate.

RATES

The rateable value is £11,250.
Current rates payable £5,456 (01.04.2009 - 31.03.2010).

SERVICE CHARGE

There is an estate service charge – full details on request.

INSURANCE

Building insurance to be confirmed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

By appointment through Joint Sole Agents

Stephen Oliver	or	Austin Jones
seo@ftdjohns.co.uk		adj@ftdjohns.co.uk
01293 590995		01293 590996
07786 577323		07770 846668

or Joint Agent

Park & Bailey 01342 321272

Compiled June 2009