

SHW

**MAKING
PROPERTY
WORK**

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TO LET

INDUSTRIAL AND WAREHOUSE – 2,700 SQ FT (250.83 SQ M)

**Unit 33A, Hobbs Industrial Estate, Eastbourne Road, Newchapel,
Lingfield, Surrey, RH7 6HN**

DESCRIPTION

- * Self-contained site
- * Allocated parking
- * Up and over loading door

LOCATION

The estate is situated on the A22 at Newchapel, just south of the junction with the B2028 Lingfield to Crawley road and benefits from 24 hour security and picturesque surrounds.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse & Offices	2,700	250.83
TOTAL	2,700	250.83

AMENITIES / OPPORTUNITY

- Self-contained site.
- WCs.
- 3-Phase electricity.
- Allocated parking spaces.
- Up and over loading door.
- Constructed in 2012.
- 5.8 to 7m eaves height.

RENT

£39,000 PAX

RATES

The Rateable Value of the property is £20,250 (2023 to present).

VAT

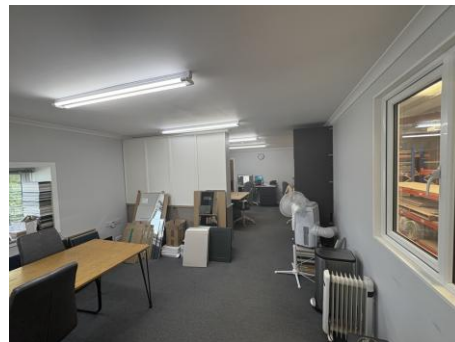
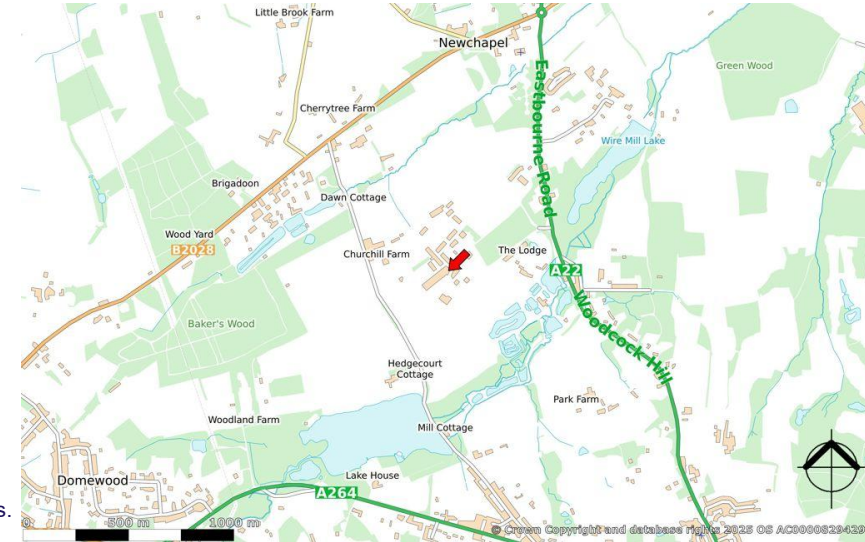
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC is being prepared and will be available shortly.



VIEWINGS –

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