



## LIGHT INDUSTRIAL/WAREHOUSE UNIT - 1,900 SQ FT (176.64 SQ M)

Unit 2A Phoenix House  
Wellington Town Road  
East Grinstead  
West Sussex RH19 2ES

- Convenient location to A22
- Town centre and Railway station approx 0.5 miles
  - Easy access to M23, M25 and Gatwick Airport
- Good workshop storage space, cloakroom and office/meeting room

**TO LET - £22,500 PA (Exclusive)**



## BUSINESS RATES

Intending tenants should make their own enquiries of Mid Sussex District Council (Tel: 01444 458166).

## EPC

Please enquire of the agents.

## LEGAL COSTS

The ingoing tenant is to be responsible for the landlords legal fees in connection with the preparation of the Lease.

## VIEWING

Viewing and further information from the agents  
**RH & RW Clutton - 01342 410122.**

## SITUATION

The premises are located on the northern side of East Grinstead town close to the Charlwoods Road Industrial Estate, fronting Wellington Town Road and within a short distance of the A22 London - Eastbourne road. The town centre and railway station are approx. 0.75 miles distant. Junction 10 on the M23 which connects to the north with the M25 and to the south with the A23 trunk road to Brighton and the south coast is approx. 6 miles distant.

## DESCRIPTION

The premises comprise part of a converted building of brick/blockwork construction with steel trussed frame roof and concrete floor. Access via a roller shutter door and personal door.

## ACCOMMODATION

Unit 2A has an area of 1,900 sq ft (176.64 sq m) arranged as follows:

Warehouse: 17.77m (58'4") x 9.94m (32'8")  
 Rear Office: 3.61m (11'10") x 6.01m (19'9")  
 Meeting Room: 3.61m (11'10") x 3.13m (10'3")

Floor areas are gross internal and approximate.

## AMENITIES

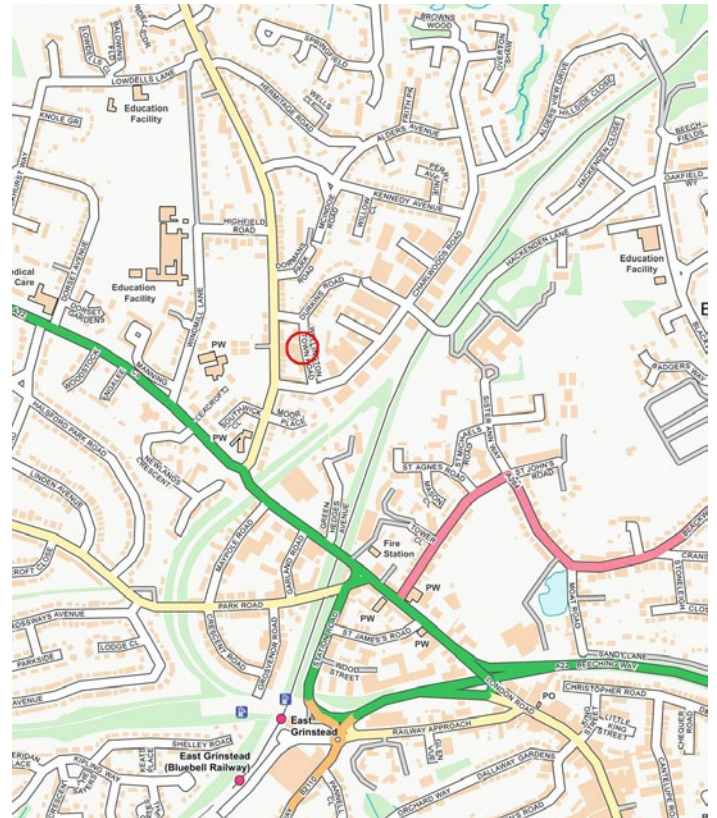
- Suspended ceilings with inset lighting, carpets and perimeter power points in office and meeting room
- Epoxy resin floor covering to industrial space
- Insulated roof panels
- Three phase electricity
- WC
- Loading forecourt
- Parking space in adjacent car park

## TERMS

To be let on a new full repairing and insuring lease outside the Landlord & Tenant Act 1954, actual terms to be agreed. The letting is subject to the terms of the lease, approval of references and payment of a rent deposit. A guarantor may be required.

## RENT

£22,500 per annum exclusive.



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