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TO LET

DETACHED COMMERCIAL/INDUSTRIAL UNITS – EAST GRINSTEAD

Modern Offices, Warehouse, Yard & New Detached Unit 6,900 sq ft (641.03 sqm) + Yard

1 & 1A Charlwoods Place, Charlwood Road, East Grinstead, West Sussex, RH19 2HY

A RARE OPPORTUNITY IN THIS LOCATION

Available for immediate occupation, this self-contained, detached commercial property offers a highly versatile mix of office, warehouse, distribution, storage, and production space — with the added benefit of a newly constructed detached unit (2024).

Located close to East Grinstead's town centre and station, the property provides an exceptional base for a wide range of businesses looking for functionality, security, and professional presentation.

LOCATION AND CONNECTIVITY

- Walking distance to East Grinstead Station (London links)
- Excellent road access to M25, M23 & A22
- Just 10 minutes on foot to the town centre's restaurants, cafés & major supermarkets

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 1 - Warehouse	3,454	320.90
Unit 1 - Ground Floor Office	1,074	99.82
Unit 1 - First Floor Office	1,074	99.82
Unit 1A – Warehouse	1,298	120.63
TOTAL	**6,900**	**641.17**

KEY FEATURES

Internal Accommodation

First Floor

- Modern office suite with air conditioning and countryside views
- Stylish boardroom with contemporary finishes

Ground floor

- Flexible warehouse / production / showroom space
- LED high-bay lighting & electric roller shutter access
- Reception area with disabled access
- Separate WC facilities & fitted kitchen / communal area

Additional Detached Unit (Newly buit 2024) 1,300 sq ft (120.77 sqm)

- High 5.7m eaves height
- Two powered insulated roller shutter doors
- Polished concrete flooring (currently racked)
- Potential to double floorspace with mezzanine (STPP)

External Amenities

- High 5.7m eaves height
- Two powered insulated roller shutter doors
- Polished concrete flooring (currently racked)
- Potential to double floorspace with mezzanine (STPP)

SUMMARY

This is a rarely available, high-quality commercial unit combining modern office space, flexible warehouse capacity, secure yard facilities, and a newly built detached unit. Offering a professional image, excellent connectivity, and no hidden service charges, it is an ideal opportunity for businesses seeking an East Grinstead location.

RENT

Avaialble on a new lease at a rent of £14.95 per sq ft

Preference to let the two units together but consideration maybe given to letting each unit separately

VIDEO TOUR

1 Charlwoods Place, Charlwood Road, East Grinstead, West Sussex, RH19 2HY

VAT

VAT not applicable

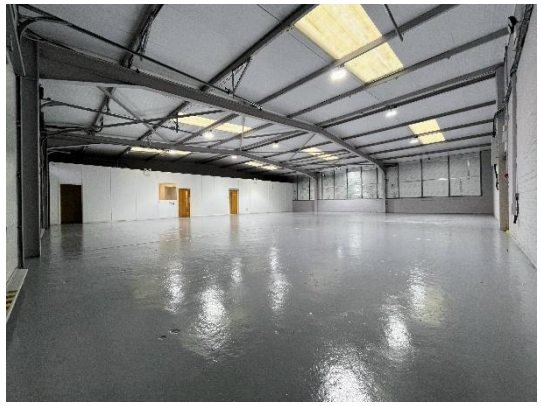
LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

The property has an EPC rating of C.









VIEWINGS – 01293 441300

Tim Hardwicke **t:** 01293 441 305 **e:** thardwicke@shw.co.uk

James Clement **t:** 01293 441329 **e:** jclement@shw.co.uk

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