

The logo consists of an orange parallelogram with the letters 'SHW' in white, bold, sans-serif font.

SHW

**MAKING
PROPERTY
WORK**
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TO LET

INDUSTRIAL AND WAREHOUSE – 2,879 SQ FT (267.46 SQ M)

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

DESCRIPTION

The Hobbs Industrial Estate is a self-contained industrial estate comprising approximately 50 units of varying sizes. 17d encompasses Unit 16 providing two loading doors and the corner unit, available from 1 January 2027. The unit is currently used for carpentry and there is a possibility for machinery to remain.

LOCATION

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

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 16	607	56.40
Unit 17d	2,272	211.06
TOTAL	2,879	267.46

OUT OF HOUR ACCESS

07:00 – 19:00 – Mon to Fri

07:00 – 17:00 – Sat

Closed Sundays & Bank Holidays

There is a weekly charge to access outside of these hours.

RENT

£25,000 PAX

AMENITIES / OPPORTUNITY

- 3-phase power
- 2 roller shutter doors of 3.2m (w) x 3.9m (h) and 1.9m (w) x 2.3m (h)
- Allocated parking to the side and loading to the front
- WC accommodation
- Office to the rear

RATES

Unit 16 - £5,200

Unit 17d - £24,000

VAT

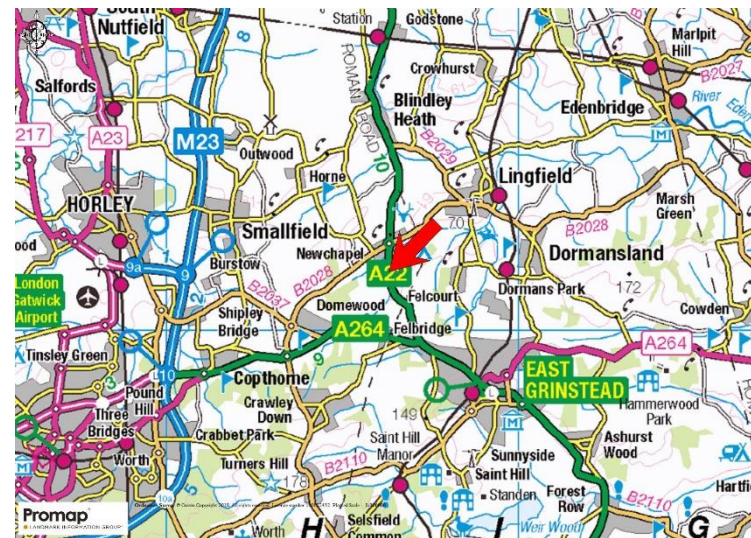
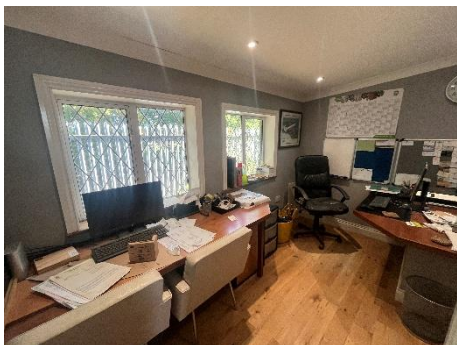
VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

To be assessed.



VIEWINGS – 01293 441300

Laura Thomson

t: 07947 373 275

e: lthomson@shw.co.uk

Carmen Dayan

t: 07901 585 986

e: cdayan@shw.co.uk



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