

TO LET - 26,625 sq ft

PRIME INDUSTRIAL LOGISTICS WAREHOUSE

BEING COMPREHENSIVELY REFURBISHED



Unit 16 The Birches Industrial Estate

Hills Road | East Grinstead | RH19 1XZ

 atom.dock.gladiators





DESCRIPTION

Unit 16 The Birches is a self-contained, detached building undergoing a comprehensive refurbishment targeting an EPC B. Completion is expected in November 2025.

The warehouse benefits from two surface level loading doors, eaves of 5.4m min / 6m max and a 29m deep, 15,000 sq ft rear yard.

The ground floor reception and first floor offices will have new suspended ceilings, LED lighting and a new AC system.



BEING FULLY
REFURBISHED



TARGETING
EPC B



PROMINENT
LOCATION



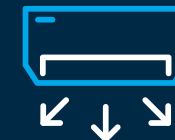
5.4 m - 6.0M
EAVES HEIGHT



2 LEVEL
LOADING DOORS



SELF CONTAINED
29m DEEP YARD



VRF AIR
CONDITIONING



NEW LED
LIGHTING



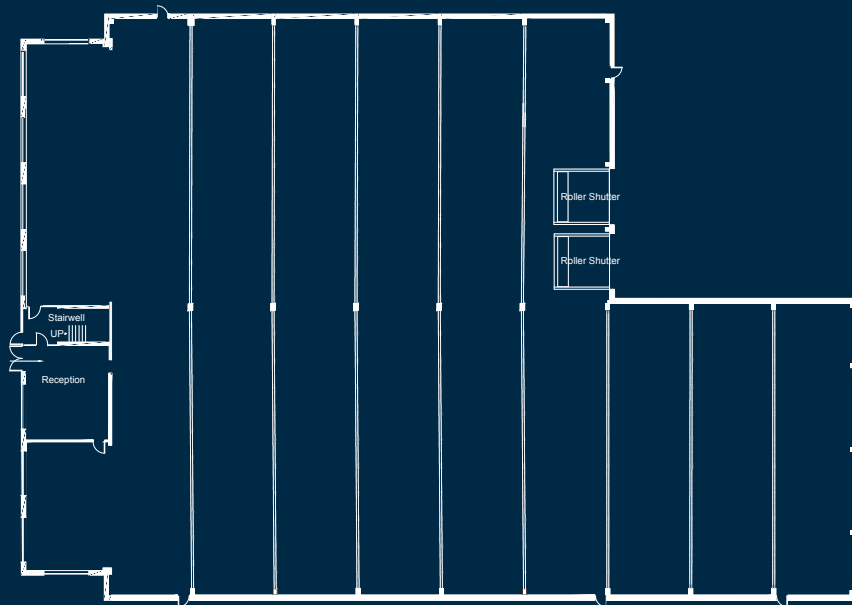
FIRST FLOOR
OFFICES



20 CAR
PARKING SPACES



	SQ FT	SQ M
WAREHOUSE	23,707	2,202.45
RECEPTION	437	40.60
FIRST FLOOR OFFICES	2,481	230.49
TOTAL	26,625	2,473.54



GROUND FLOOR PLAN



FIRST FLOOR PLAN





STRATEGIC LOCATION

The Birches Industrial Estate is situated approximately 1.4 miles from East Grinstead town centre, giving easy access to local amenities and services.

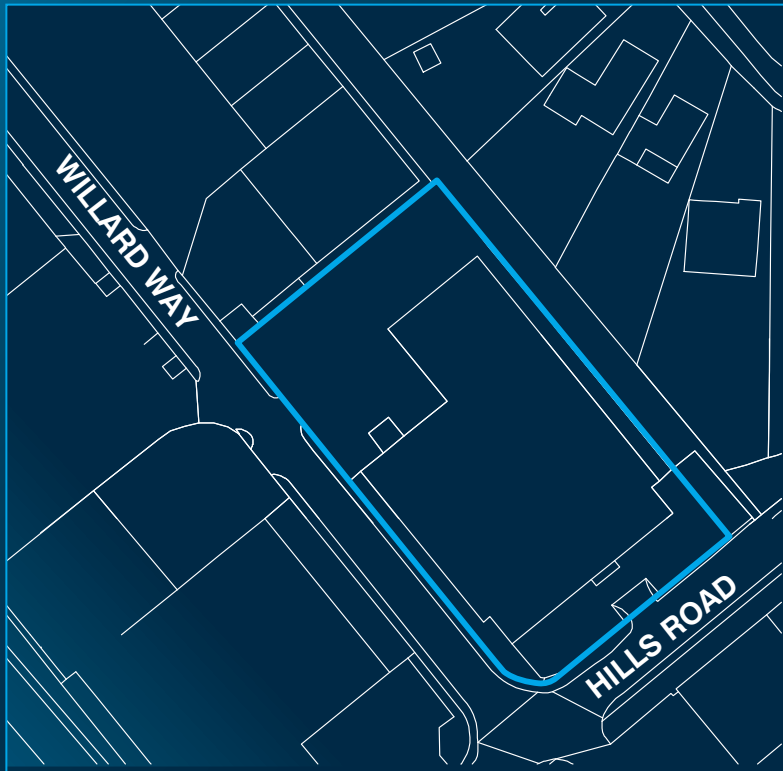
The estate is conveniently positioned just 5.4 miles from the M23 motorway, providing direct connections to Gatwick Airport (7.5 miles away) and the wider motorway network, including the M25.

RAIL CONNECTIONS

East Grinstead railway station is nearby, offering regular direct services to London Victoria, East Croydon, and Oxted. Typical journey times to London Victoria are around 59 minutes with up to four trains per hour at peak times.

BUS SERVICES

Multiple bus routes link the estate and East Grinstead to regional destinations, including Crawley, Tunbridge Wells, Lingfield, Redhill, and Gatwick.





Unit 16 The Birches





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FTDJOHNS
01293 552721
www.ftdjohns.co.uk

Michael Deacon-Jackson
E: mdj@ftdjohns.co.uk
T: 07939 136 295

Harry Deacon-Jackson
E: hdj@ftdjohns.co.uk
T: 07907 483 182

IMPORTANT INFORMATION

Misrepresentation Act: Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.
September 2025