

TO LET - 26,625 sq ft

PRIME INDUSTRIAL LOGISTICS WAREHOUSE

COMPREHENSIVELY REFURBISHED



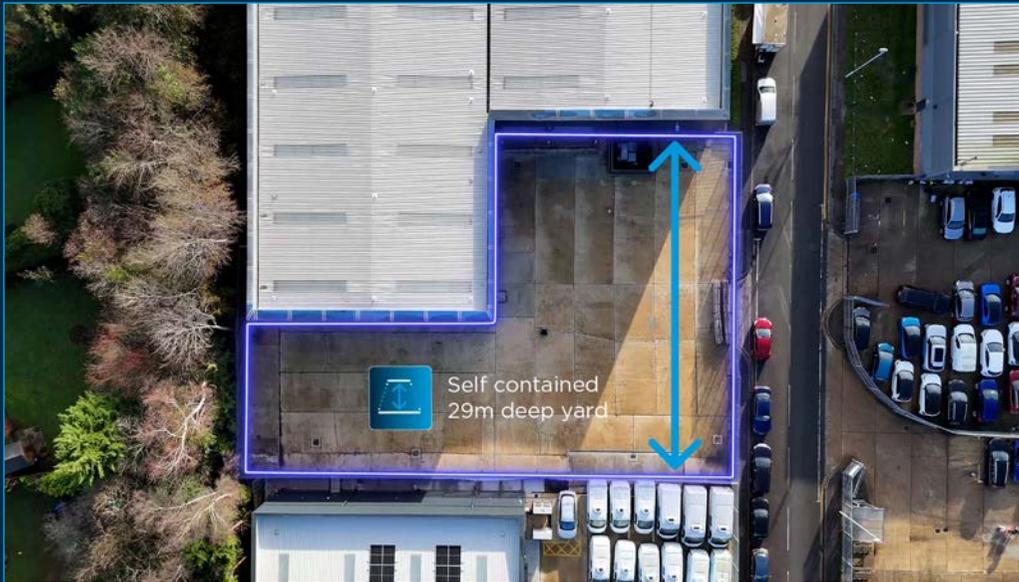
Unit 16 The Birches Industrial Estate

Hills Road | East Grinstead | RH19 1XZ

 atom.dock.gladiators



16 26,625 sq ft



DESCRIPTION

Unit 16 The Birches Industrial Estate is a self-contained, detached building which has been comprehensively refurbished with an EPC A.

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 has new suspended ceilings, LED lighting and a new AC system.



FULLY
REFURBISHED



EPC A
ACHIEVED



PROMINENT
LOCATION



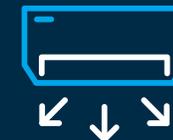
5.4 m - 6.0M
EAVES HEIGHT



2 LEVEL
LOADING DOORS



SELF CONTAINED
29m DEEP YARD



VRF AIR
CONDITIONING



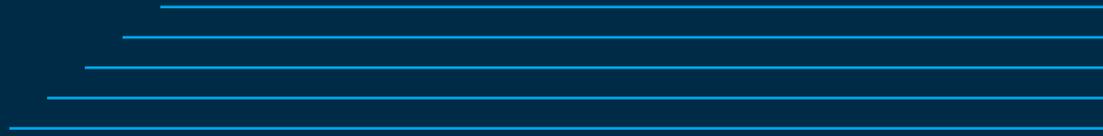
NEW LED
LIGHTING

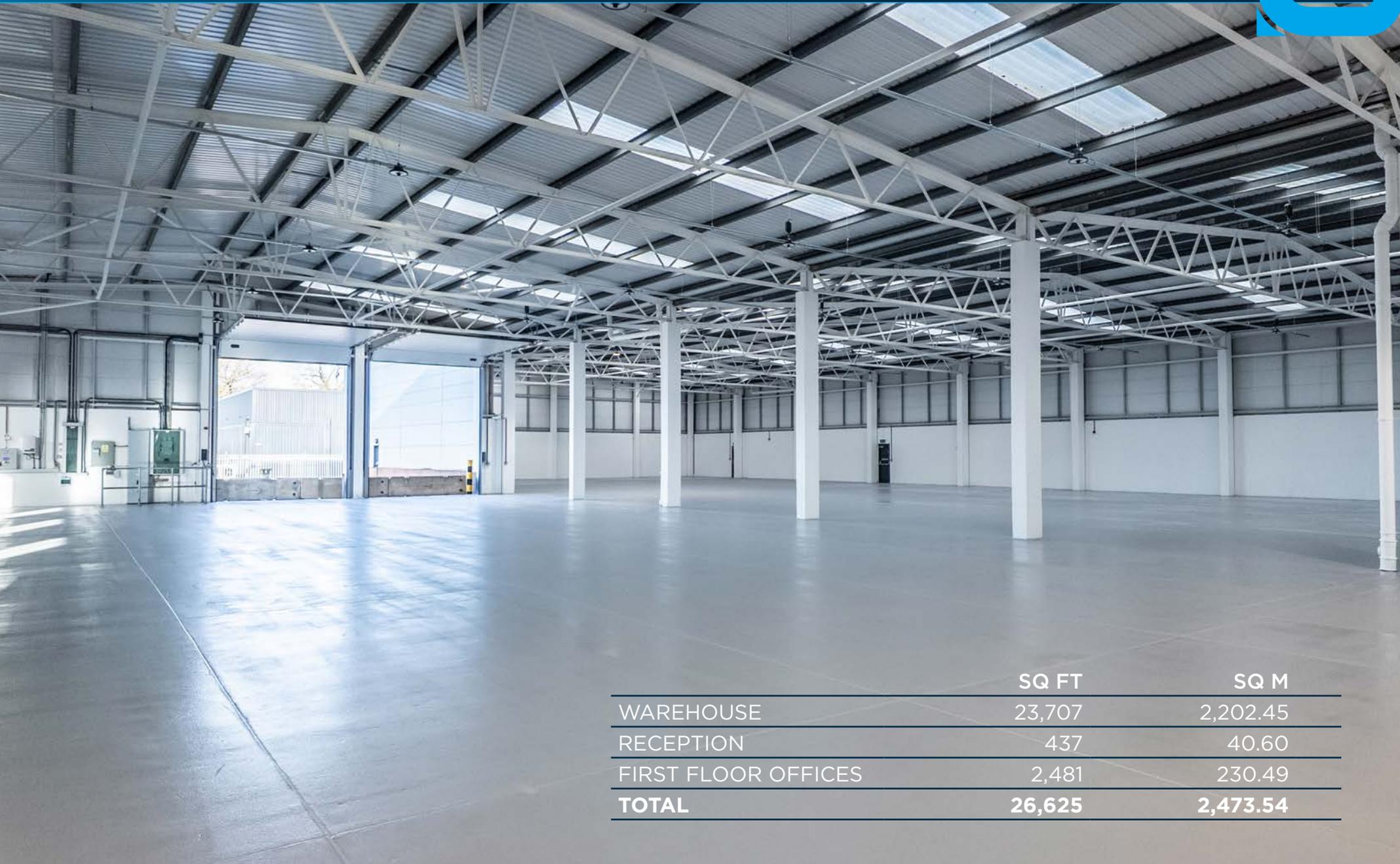


FIRST FLOOR
OFFICES

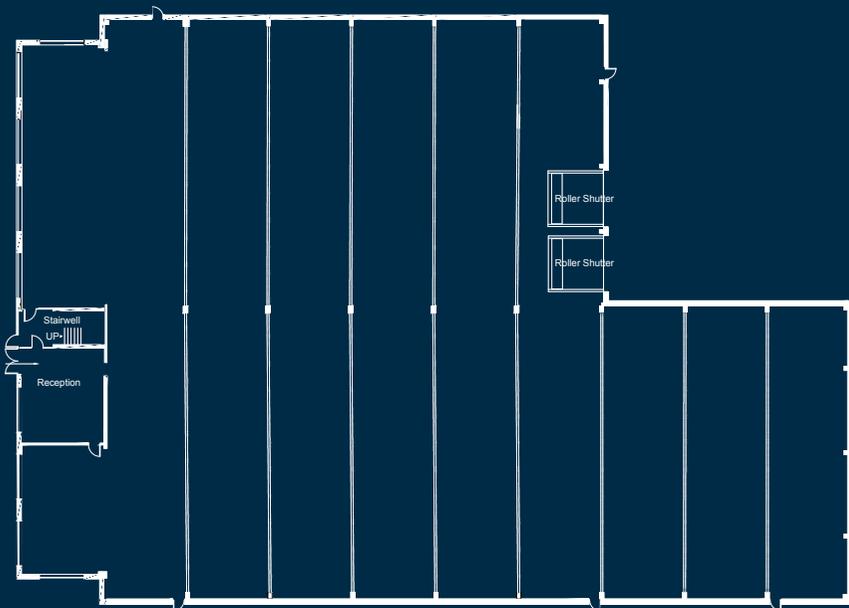


20 CAR
PARKING SPACES





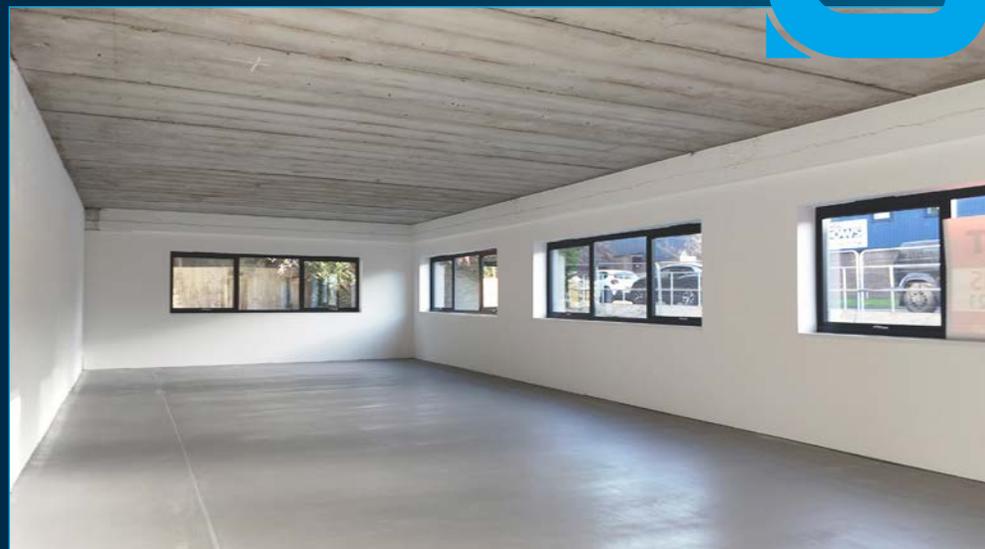
	SQ FT	SQ M
WAREHOUSE	23,707	2,202.45
RECEPTION	437	40.60
FIRST FLOOR OFFICES	2,481	230.49
TOTAL	26,625	2,473.54



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.

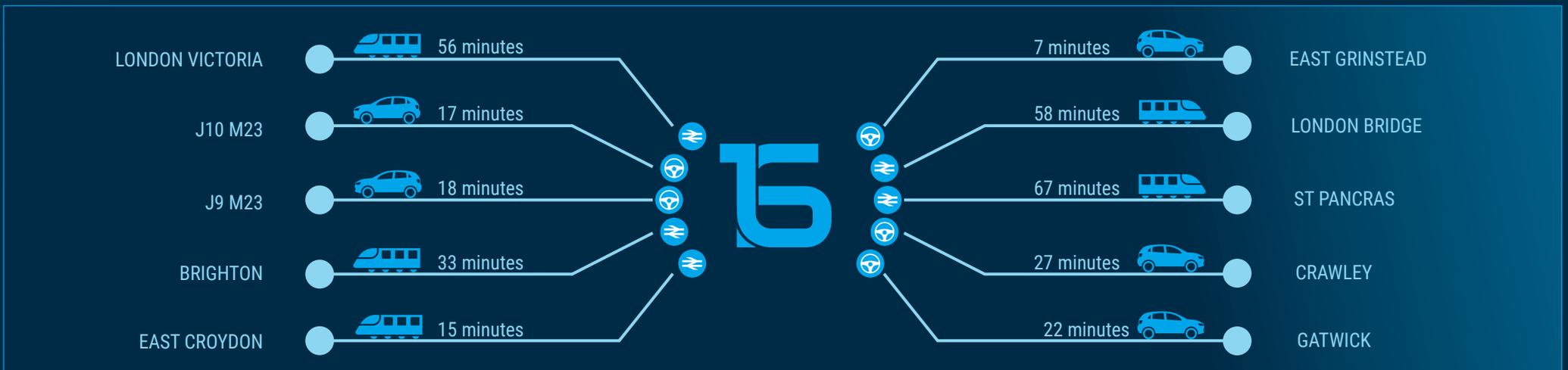
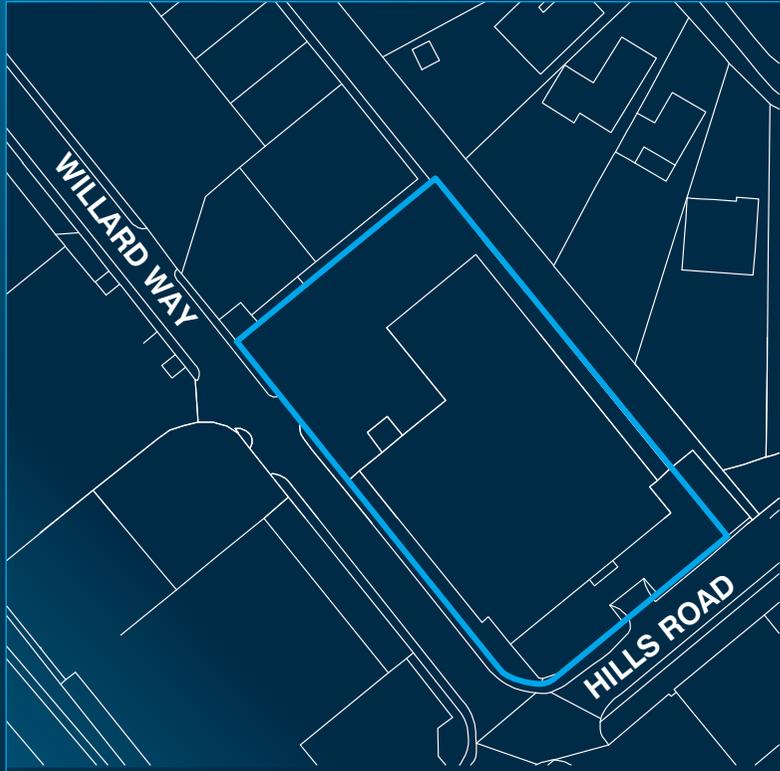
The estate is conveniently positioned just 5.4 miles from the M23 motorway, providing direct connections to Gatwick Airport (7.5 miles away) and the wider motorway network, including the M25.

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.

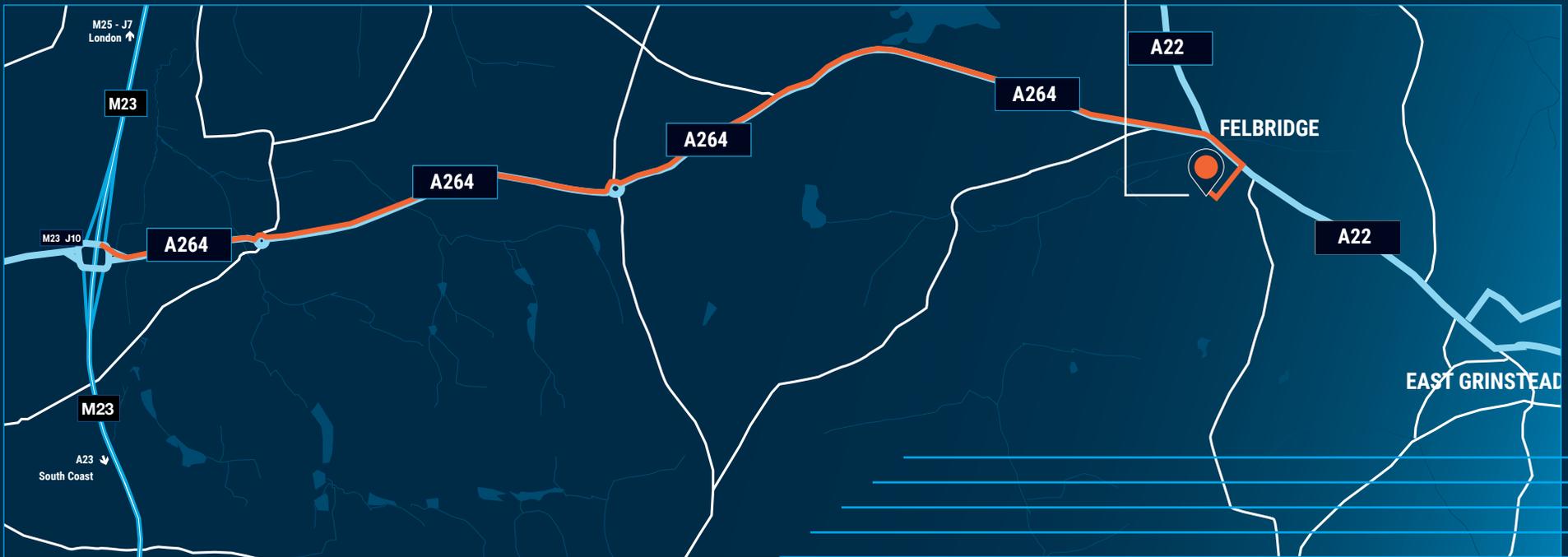




[Click here to view 360° panorama](#)



Unit 16 The Birches





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