



TO LET WAREHOUSE WITH YARD

Unit 16 The Birches Industrial Estate

Hills Road, East Grinstead,
RH19 1XZ

WAREHOUSE TO LET

26,625 sq ft

- To be fully refurbished
- 2 surface level loading doors
- Yard of approx 15,000 sq ft
- Min eaves 5.4m / max eaves 6.2m
- 20 car parking spaces

Unit 16 The Birches Industrial Estate, Hills Road, East Grinstead, RH19 1XZ

Summary

Available Size	26,625 sq ft
Rent	£18 per sq ft plus VAT pax.
Business Rates	To be reassessed.
Service Charge	£0.52 per sq ft plus VAT 2025 figure.
Estate Charge	Insurance TBC
EPC Rating	Upon enquiry

Location

Unit 16 is located on the ever popular Birches Industrial Estate which is 1.4 miles from the centre of East Grinstead and 5.4 miles from the M23. Gatwick Airport is 7.5 miles

Description

Unit 16 is a self-contained building with a 29m deep yard extending to 15,000 sq ft. A full refurbishment is under way. There is a ground floor reception, with further offices located at first floor level. The refurbishment will be completed by 7 October 2025.

Accommodation

The accommodation comprises the following areas:

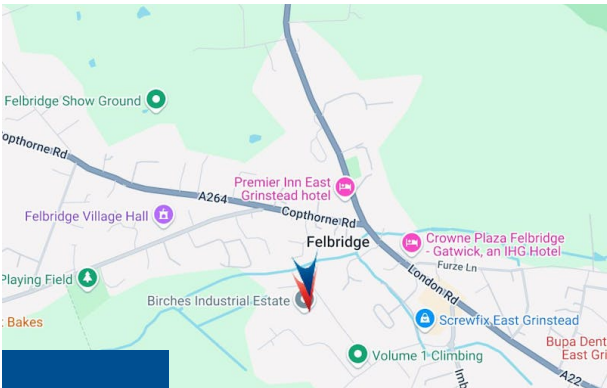
Name	sq ft	sq m
Ground	23,707	2,202.45
Ground - Reception	437	40.60
1st	2,481	230.49
Total	26,625	2,473.54

Specification

- Under refurbishment
- 5.4m min / 6m max eaves
- 2 surface level loading doors (4m w x 5m h)
- 29m deep yard
- Offices with air-conditioning
- PV roof panels
- 20 car parking spaces

Terms

A new full repairing and insuring lease is available for a term to be agreed.



Viewing & Further Information

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