



TO LET

OFFICE / WORKSHOP: 148 – 602 SQ FT (13.75 – 55.94 SQ M)
32 Hobbs Industrial Estate, Eastbourne Road, Newchapel, Lingfield, RH7 6HN

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DESCRIPTION

Office suites situated on an industrial estate with excellent security and the potential to be used as workshop space. Flexible terms available.

LOCATION

The Hobbs Industrial Estate is a self-contained industrial estate comprising approximately 50 units of varying sizes. 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 (NIA)

Room	Sq Ft	Sq M	Rent/ annum + VAT
8 - 10	602.18	55.94	£7,800

NB: The rent is inclusive of building insurance and estate service charge. There will be a minimal service charge in the common parts of the office.

AMENITIES

- Flexible terms
- Excellent security
- Separate electricity meter
- 2 car parking spaces

TENURE

Available on new flexible licences or lease terms

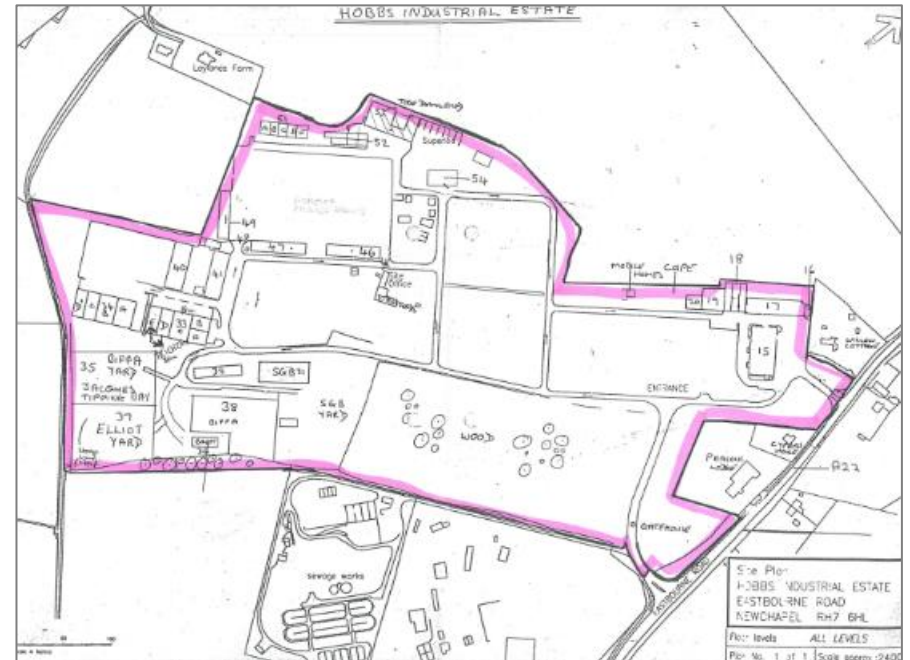
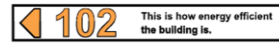
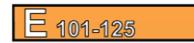
VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC



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