

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

**TO LET**

**OFFICE – 2,829 SQ FT (262.81 SQ M)**

**Unit 1, Systems House, Eastbourne Road, Blindley Heath, Lingfield, Surrey, RH7 6JP**

**DESCRIPTION**

Unit 1, Systems House comprises an end of terrace trade counter industrial unit/showroom with suspended ceiling and 1st floor fitted offices. The unit benefits from 3 forecourt parking spaces with an additional 3 to the rear. There are roller shutter loading doors at the rear of the building providing easy access for deliveries into the unit.

**LOCATION**

The property is located prominently on the A22 main road, 4 miles South of the M25 junction 6. Gatwick airport is 10 miles to the South West. Lingfield mainline station is 2 miles to the South providing direct access to London Bridge in approximately 45 minutes.

**ACCOMMODATION** (Gross Internal Area)

	SQ FT	SQ M
Ground Floor Warehouse	2,571	238.85
First Floor	258	23.97
<b>TOTAL</b>	<b>2,829</b>	<b>262.82</b>

**AMENITIES / OPPORTUNITY**

- Industrial unit/showroom/trade counter unit
- 6 parking spaces
- Prominent A22 main road frontage
- 1st floor office
- Kitchenette
- Double glazed entrance doors and windows
- LED lighting
- Loading door
- WCs

**RENT**

£39,500 Per annum

**RATES**

The current 2023 Rateable Value of the property is £26,250.00

**VAT**

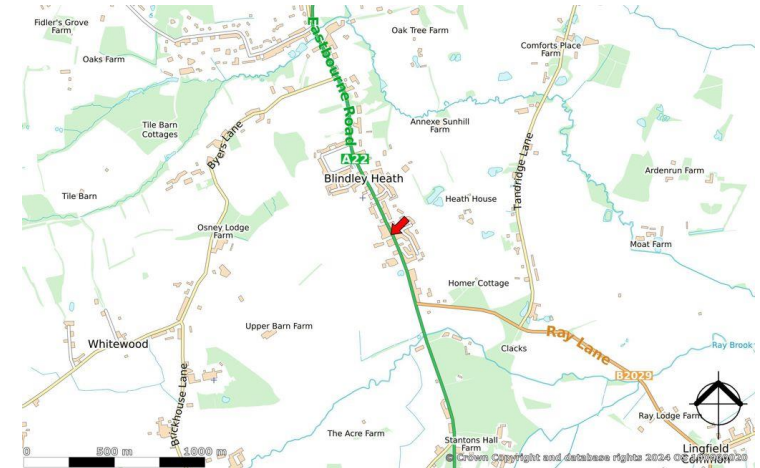
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

An EPC is being prepared and will be available shortly.



**VIEWINGS – 01293 441300**

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