

UNIT 2A THE FELBRIDGE CENTRE FELBRIDGE

4,050 sq.ft.



ADDRESS

Unit 2A The Felbridge Centre
East Grinstead
RH19 1XP

DESCRIPTION

This mid terrace unit is situated on the established Felbridge Centre adjacent to the Birches Industrial Estate to the north of East Grinstead close to the junction of the A264/A22 Eastbourne Road which provides direct access to Junction 6 (Godstone) of the M25 which is located approximately six miles from the property.

This recently refurbished modern single storey warehouse/industrial unit is constructed of steel portal frame providing column free space with the industrial/warehouse area. The fully fitted offices to the front elevation of the building have the benefit of Cat II lighting.

Dated: 08/09/2024



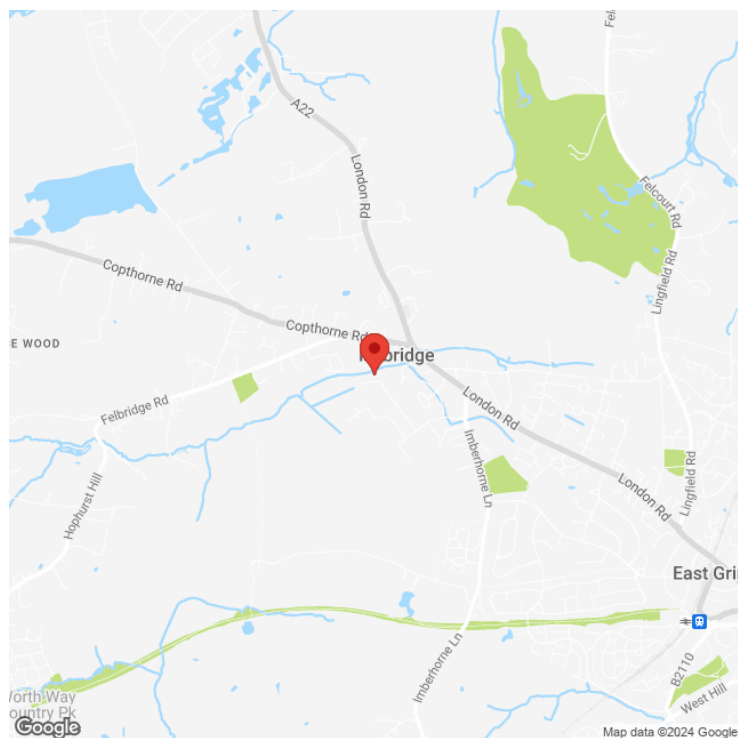
SPECIFICATION

- Three phase power supply
- 6m clear internal height
- Warehouse lighting
- Warehouse heating
- Fully fitted offices

Tenure	Leasehold
Rent	On application
Service Charge	To be advised
Rates	On application
Size	4,050 sq.ft.

CONTACT

Roger Duke
FNAEA (Comm)
T 01737 230735
M 07710 993215
E roger.duke@michaelrogers.co.uk



Dated: 08/09/2024

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ