

**Unit 1**

# **The Felbridge Centre East Grinstead**

**RH19 1XZ**

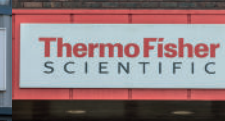


**Standard Life  
Investments**

**8,066 sq ft (749 sq m) Industrial / Warehouse**

**TO LET**





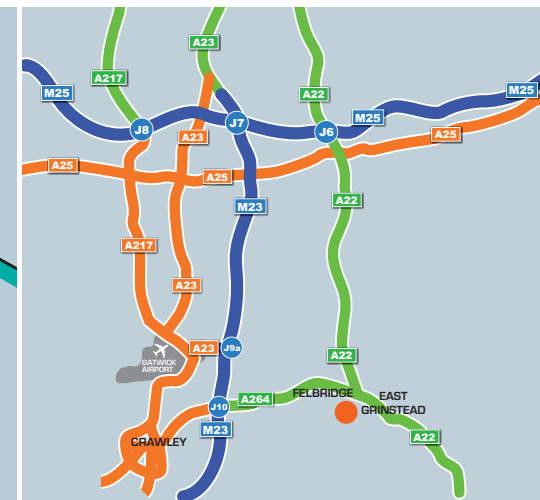
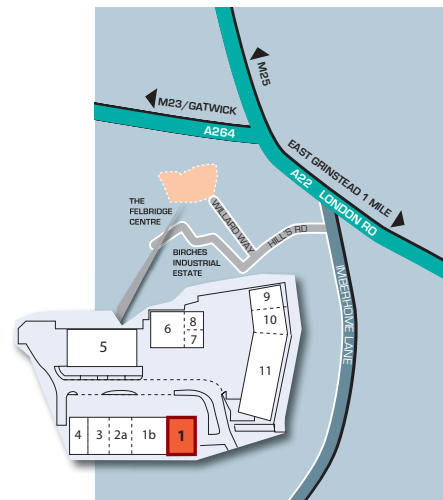
## DESCRIPTION

This modern Warehouse/Industrial unit is constructed of steel portal frame providing column free space within the industrial/warehouse area. It further benefits from fully fitted air conditioned offices at first floor level. Additional office accommodation could be created at ground floor level if required.



## LOCATION

This prominent unit is situated at the entrance of 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 located approx 6 miles from the property.



## ACCOMMODATION

Floor Areas (gross internal)	Sq.m	Sq.ft
Warehouse/Industrial	526.10	5,663
First Floor Offices	223.27	2,403
<b>TOTAL</b>	<b>749.3</b>	<b>8,066</b>

## AMENITIES

- Fully fitted air-conditioned offices
- Warehouse Lighting and heating
- Three Phase Power Supply
- Electrically Operated Loading Door
- 6m Clear Internal Height
- 20 Car Parking Spaces

## TERMS

On application

**EPC**

C 61

## CONTACT

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- Warehouse Heating with
- Fully Fitted air-conditioned Offices

MISREPRESENTATION ACT: 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. Feb 2021