



**21 DURKINS ROAD, EAST GRINSTEAD, RH19 2ER**

**INDUSTRIAL / WAREHOUSE TO LET**

**4,507 SQ FT (418.71 SQ M)**





# Summary

## Industrial and Warehouse Premises - To Let

Available Size	4,507 sq ft
Rent	£45,000 per annum
Rateable Value	£38,750
EPC Rating	Upon enquiry

- Established industrial location
- Parking for up to five vehicles on site with further on street parking
- Male and female w/c's
- Pitched roof with inset translucent roof panels
- Gas fired warehouse heater
- 4.5m to apex
- Loading door measuring 3.66(w)x 3.05(h)
- Refurbishment program scheduled upon vacant possession
- Available on new lease





# Location



21 Durkins Road, East  
Grinstead, RH19 2ER

The property offers excellent connectivity being within walking distance to East Grinstead Station, and providing easy access to the M25, M23, A22 and Gatwick Airport (9 miles).

The property is also just a 10 minute walk via footpaths into East Grinstead town offering an array of restaurants and bars.







SDS

M.L.T Trading LTD  
Unit 21 Durkings Road





# Further Details

## Accommodation

We have measured and calculate the property to have the following Gross Internal Area:

Name	sq ft	sq m
Ground	1,087	100.99
1st	1,087	100.99
Building - Warehouse	2,333	216.74
<b>Total</b>	<b>4,507</b>	<b>418.72</b>

## Description

The property comprises a corner unit which is arranged with a warehouse to the rear accessed via a loading door. To the front of the property are offices at ground and first floor level.

The property will be subject to a full refurbishment upon vacation of the current tenant. Further details are available upon request.

## Terms

The property is available on a new lease for a term to be agreed at a rent of £45,000 per annum exclusive.

## VAT

VAT may be chargeable on sums quoted.

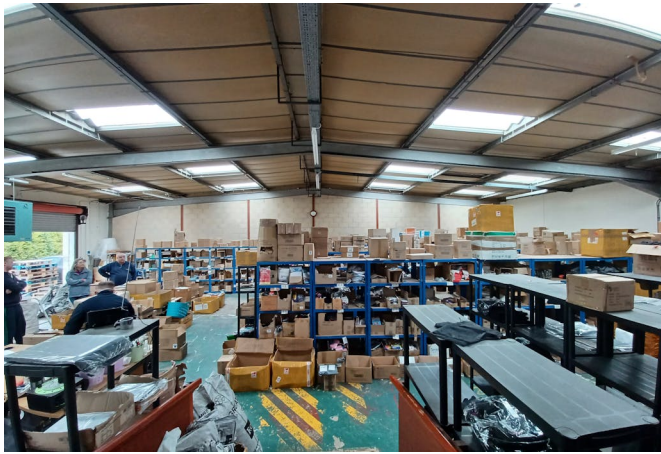
## Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Viewings

Strictly by appointment via sole agents Vail Williams LLP.









## Enquiries & Viewings



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