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Midrange House, 19 Charlwoods Road, East Grinstead  
RH19 2HG

TO LET: WAREHOUSE / INDUSTRIAL UNIT WITH SECURE YARD 3,510 SQ FT (326 SQ M)

# LOCATION

Midrange House is situated on the corner of Charlwoods Road and Hackenden Lane approximately 1 mile north of East Grinstead town centre with its numerous retail and restaurant facilities as well as the mainline station. The nearby A22 provides links to the M25 (approx 13 miles to the north), and the M23 (8 miles to the west), with connections to the national motorway network

For exact location use what3words [parade.pizza.cycle](https://www.what3words.com/parade.pizza.cycle)

## Description

The warehouse at Midrange House provides clear storage / industrial accommodation. Access is via a gated entrance to the secure yard area from Hackenden Lane. There is an electric roller shutter loading door. Internally the unit benefits from a minimum 3m eaves height rising to 4.4m, strip lighting, and capped off gas supply. New wc's are in the process of being fitted by our clients. Please note that the yard area is currently let on a short lease and possession can be obtained within 3 months.

## Key Features

- Rarely available storage/warehouse unit
- Popular Charlwoods Estate
- Close to East Grinstead town centre
- New lease

## Accommodation

Ground floor warehouse/storage 3,510 sq ft (326 sq m)

## Amenities

- Secure yard/parking area
- Electric roller shutter loading door
- Maximum eaves height 4.4m
- New WCs being fitted

## Lease

The unit is available to let on a new full repairing and insuring lease for a term to be agreed. Please note that the yard area is currently let on a short lease and possession can be obtained within 3 months

## Rent

£40,365 per annum exclusive

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Details on request.

## Business Rates

The business rates for the property are currently being reassessed.

## VAT

VAT will be payable on the terms quoted

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## AML

The proposed tenant will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.









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