

Former Sita Suez Site, East Street, Turners Hill, Crawley, RH10 4QQ



Substantial yard totaling approx. 2.07 acres
With Unit/Offices approx. 4,260 sq ft (395 sq m)
TO LET

- Yard available from 0.81 acre
- Detached refurbished unit/offices
- Substantial yard
- 3-phase
- Interceptor drainage
- Vacant
- M23 6 miles

Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

Location

The property lies approximately 6 miles East of junction 10 of the M23. East Grinstead Town Centre and Train Station are less than 3 miles from the site. London (Victoria) is accessible in approx 56 minutes by train.

The property

A largely regular shaped yard with access directly off East Street (B2110). A new electrically operated gate will provide a private self-contained access. The majority of the yard is concrete surfaced and is fully fenced.

A detached unit with offices occupies a central position with substantial yard areas to either side. The units have 3 loading doors and are constructed of steel portal frame with blockwork and metal clad elevations. The eaves height of the main unit is approximately 6.0m, decreasing to approximately 5.5m in the neighbouring bay that also has an inspection pit. Double glazed two storey offices are connected and include kitchen and toilet facilities.

Accommodation

The approximate gross internal floor area is:

Total site area	90,564 sq ft (2.07 acres)	8,416 sq m (0.83 Hectares)
Unit	2,700 sq ft	251 sq m
Offices/ancillary	1,560 sq ft	145 sq m
Total	4,260 sq ft	396 sq m

Note: Consideration may be given to dividing the yard from 0.81 acre

Tenure

To be let on a new full repairing and insuring lease for a term to be agreed subject to periodic upward only rent reviews.

Rent

Entire site - £245,000 pax
0.81 acre - £95,000 pax

Legal costs

Each party is to be responsible for the payment of their own legal costs incurred.

Energy Performance Certificate

In the process of being prepared.

Agent's Note

All figures quoted are exclusive of Vat (if applicable)
No warranty is given in respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.
The site area has been provided via a Third Party and should be verified on site in due course.
These particulars are awaiting our client's approval.

Enquiries/viewing

Strictly by prior arrangement with sole agents Branch Associates on 01708 860696/ 07775 804842 or jb@branchassociates.co.uk
Contact Johnathan Branch



Maldon Office | **01621 929568** Thurrock Office | **01708 860696** Mobile | **07775 804842**

info@branchassociates.co.uk | www.branchassociates.co.uk

Edward Cecil House, 799 London Road, West Thurrock RM20 3LH

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