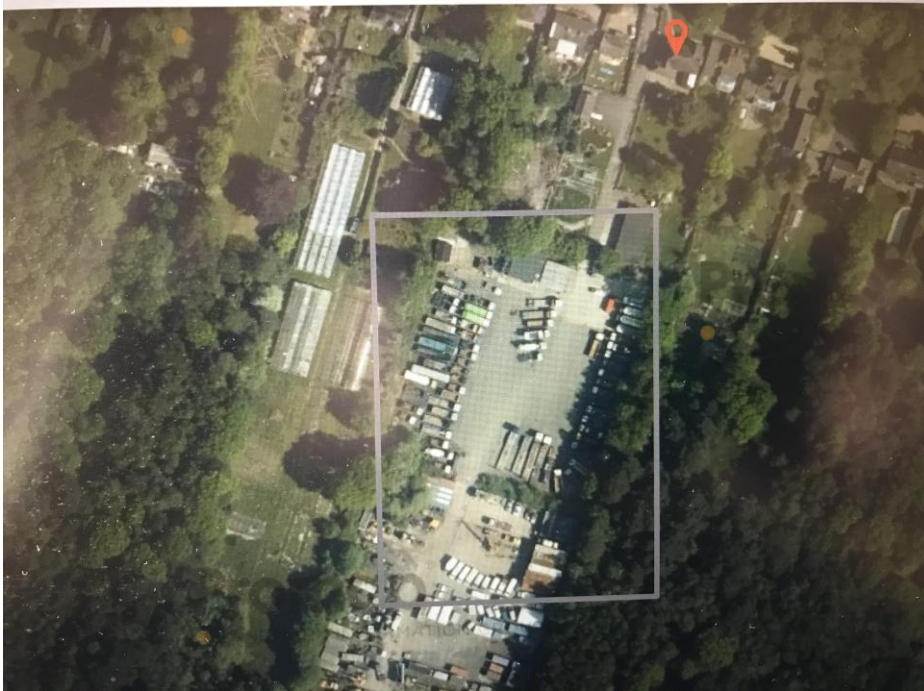


71 Copthorne Road, Felbridge, Surrey, RH19 2PB



Yard 0.5 - 1 acre

TO LET

- Modular office/toilet facilities available
- Suitable for parking of commercial vehicles etc.
- To be divided to suit
- A22 approx. 1 mile
- M23 approx. 4.4 miles
- East Grinstead Train Station approx. 2.1 miles

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



COMMERCIAL PROPERTY SPECIALISTS

Location

The property forms part of an established commercial yard to the rear of 71 Copthorne Road, less than a mile approx West of the A22 and approx 4.4 miles East of the M23. The M25 is approx 9 miles North of the M23 and Gatwick Airport is approx 6.9 miles distant. East Grinstead Train Station is approx 2.1 miles from the site, providing a service to London (Victoria) in approx 56 minutes.

The property

Our client occupies a large yard and is looking to sub-divide approx 0.5 – 1 acre to suit tenant's requirements. Modular toilets and offices can be provided if required.

Agent's note

As our client lives close by, only quiet uses will be permitted including parking of vehicles and plant etc. Access is available 8.00am – 5.00pm weekdays and 8.00am – noon on Saturdays.

Accommodation The approximate gross internal floor area is:

0.5 – 1 acre according to requirements

Tenure

To be let on a lease for up to 12 months.

Rent

0.5 acre - £65,000 per annum exclusive

1 acre - £130,000 per annum exclusive

Legal costs

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

Energy Performance Certificate

Not required

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.

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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