

EAST GRINSTEAD

UNIT D, QUEENS WALK RH19 4DW



Large Class E Unit – To Let

LOCATION

East Grinstead is an established market town in West Sussex, with an immediate consumer base of 47,000 people (PROMIS, 2018) with the representation of the most affluent social groups significantly above average levels. The town is located approximately 14 miles west of Tunbridge Wells, 11 miles east of Crawley and around 30 miles south of Central London. The town acts as a key commercial and service centre for the surrounding area.

East Grinstead enjoys good transport links, with road access via the A22 and A264 connecting to Crawley, the M23 and the wider motorway network. Rail services from East Grinstead station provide regular connections to London Victoria and London Bridge, with journey times of approximately 1 hour.

The town benefits from a well-established retail and leisure offer, with a mix of independent retailers and national multiples including **Sainsbury's**, **Waitrose**, **Boots**, **TG Jones**, **Superdrug** and **Costa Coffee**. The main retail areas are centred around London Road, High Street and Railway Approach.

The property occupies a prominent position adjoining **Loungers**, whilst other notable retailers within the Queens Walk scheme include **Coffee #1**, **Pets at Home**, **Peacocks** and **Card Factory**. Parking is located to the rear of the scheme where Queensway car park provides 164 car parking spaces.

ACCOMMODATION

The property is arranged over the ground floor, with the following approximate gross internal floor area:-

Net Internal Area	617.3 sq m	6,645 sq ft
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TERMS

This property is available by way of a new effectively full repairing and insuring lease at a commencing rent of **£100,000 per annum**.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band B. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value (2026)	£55,100
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Prospective occupiers should make their own enquiries to verify this information.

ANTI-MONEY LAUNDERING

Upon agreeing terms, the proposed tenant will be required to provide sufficient information to comply with the Money Laundering Regulations.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT



