

RURAL STORE/WAREHOUSE WITH YARD TO LET

3,325 sq ft (309.0 sqm)



Oakley

Your Sussex Property Expert



TO LET

Buildings and Yard at Home Farm, Lacys Hill, Glynde BN8 6SX

- Rural location
- New lease available
- Storage or light industrial use only
- Approx. 4,036 sq ft yard

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LOCATION

Glynde is situated 4 miles to the east of the historic town of Lewes and close proximity to the A27 main arterial road offering access to the east and west, south coast and access onto the A23 northbound. Glynde benefits from a train station within the village offering access to Lewes, Brighton, Eastbourne, Gatwick and London Victoria.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: **BN8 6SX**.

DESCRIPTION

The warehouse forms part of the Glynde Estate ownership and is set within a rural location just of Lacys Hill. The property consists of an open plan warehouse benefitting from a concrete floor, water, sliding loading doors (4.2m wide x 3.8m high), external lean to with palisade fencing and a considerable 4,036 sq ft yard. The property is suited to a quiet storage user with limited traffic to the site.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
<i>Warehouse</i>	<i>2,271</i>	<i>211.0</i>
<i>Warehouse lean to</i>	<i>1,054</i>	<i>98.0</i>
Total accommodation	3,325	309.0
External Yard	4,036	374.95

LEASE TERMS

The premises are available to let by way of a new lease on terms to be agreed. The lease will be internal repairing and insuring only and contracted outside of the Landlord and Tenant Act 1954.

RENT

£25,000 per annum exclusive.

VAT

VAT may be applicable on the rent.

USE / PLANNING

We understand the premises fall within the new use class 'E', B2 & B8. The tenant is to make their own enquiries to ensure their use falls within this use class.

BUSINESS RATES

For more information on Rates Payable, and the various multipliers now available, please see: [Estimate your business rates - GOV.UK](#)

ENERGY PERFORMANCE CERTIFICATE

An EPC is being prepared.

LEGAL FEES

Each party is responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com



Silas de Burgh

01273 669 687

silas@oakleyproperty.com

Main switchboard: 01273 688 882

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Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



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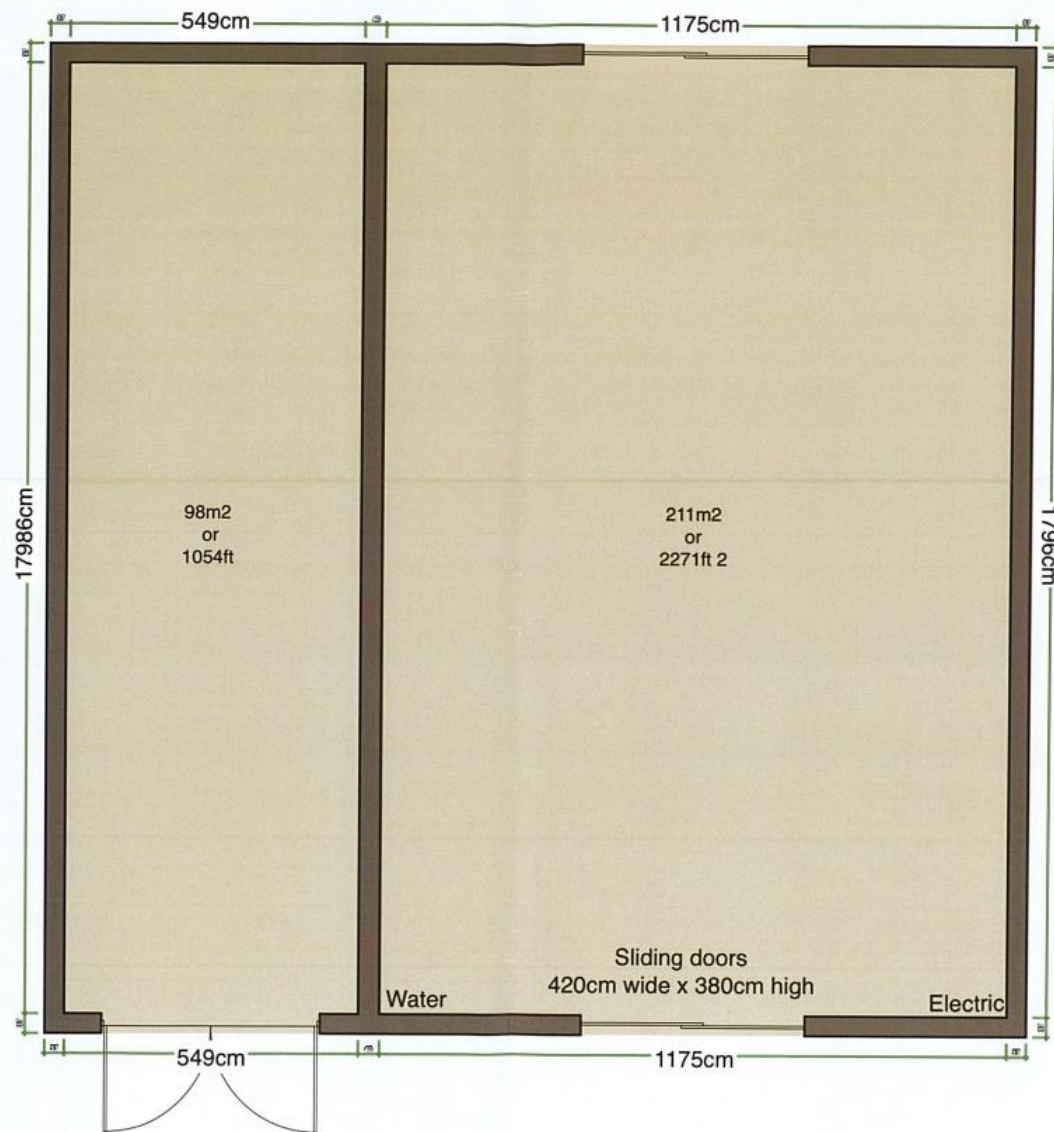
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