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www.lawsoncommercial.co.uk

Flexible Refurbished Business Space
Ideal Offices, Storage or Light Manufacturing
3,207 sq ft To Let
UNIT 13 HORSTED SQUARE
BELLBROOK BUSINESS PARK, UCKFIELD TN22 1QG



LOCATION

Horsted Square is located at the western end of the Bellbrook Business Park and is a development of flexible business/office units. This particular unit is in a terrace of 4 units on the southern side of the development. Adjoining is offices for Essential Christian, J2 Sourcing and Ashley Taylor Legal Services. Other occupiers of Horsted Square include Ashdown AV and Agriemach.

ACCOMMODATION

The premises comprise a ground & 1st floor mid terrace unit with twin loading doors both front and rear. The unit benefits from gas central heating and air conditioning.

Twin doors to:

Entrance lobby 8'3" x 8'6" (2.5m x 2.6m)
Large cupboard with gas boiler + electric meters.
Double doors to:

Main area 28' 3" x 38'6" (8.6m x 11.7m)
Tea station with sink unit + disabled compliance cloakroom.

Net area 1,000 sq ft (92.9 sq m)



Door to:

Rear area 1
18'3" x 19'3" (5.5m x 5.9m)
351 sq ft (32.6 sq m)

Twin loading doors.

Lobby

with understairs cupboard leading to:

■
SHOPS
■
OFFICES
■
FACTORIES
■
WAREHOUSES
■
INVESTMENTS
■
LAND
■
VALUATIONS
■
SURVEYS
■
RENT REVIEWS
■
LEASE RENEWALS
■
RATING
■

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2. Unit 13 Horsted Square, Uckfield

Rear area 2 18'6" x 9'9" (5.6m x 3.0m) **180 sq ft (17.7 sq m)**

Total ground floor area 1,586 sq ft (147.3 sq m)

From Lobby, door to rear lobby with door to outside. Stairs to:

1st Floor

Landing with access to 2 separate cloakrooms each with low level w.s.s & hand basins.

Front room

Max. dimensions 38'6" x 23'6" (11.7m x 7.1m) **809 sq ft (75.2 sq m)**

Rear room

23' x 34'3" (7.0m x 10.4m) + alcove
4'3" x 5'9" (1.3m x 1.7m)
812 sq ft (75.4 sq m)



Total 1st floor area 1,621 sq ft (150.6 sq m)

Total Overall Area 3,207 sq ft (297.9 sq m)

Features The unit has been refurbished and benefits from new decorations, new carpet tiles, ceiling & wall mounted air conditioning units + radiators. Some areas have dado trunking for cabling. There are tea stations facilities on both ground & 1st floors.

Outside There is car parking to both the front & rear of the unit. 12 spaces are allocated to this unit. In addition there are a number of unallocated spaces.

TERMS New 5 or 10 year lease.

RENT £33,500 per annum exclusive of rates.

RATES Local Authority: Wealden SBR (24/25): 49.9p
Currently rated with Unit 14 and to be reassessed.

SERVICE CHARGE There is a service charge levied to contribute to the maintenance of common parts & areas. The contribution for this unit is currently £969.38 + vat per quarter.

VAT VAT is charged on the rent & service charge.

continued



Accred. No.A6545



Membership No.T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed by purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

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Unit 13 Horsted Square, Uckfield



SERVICES

The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

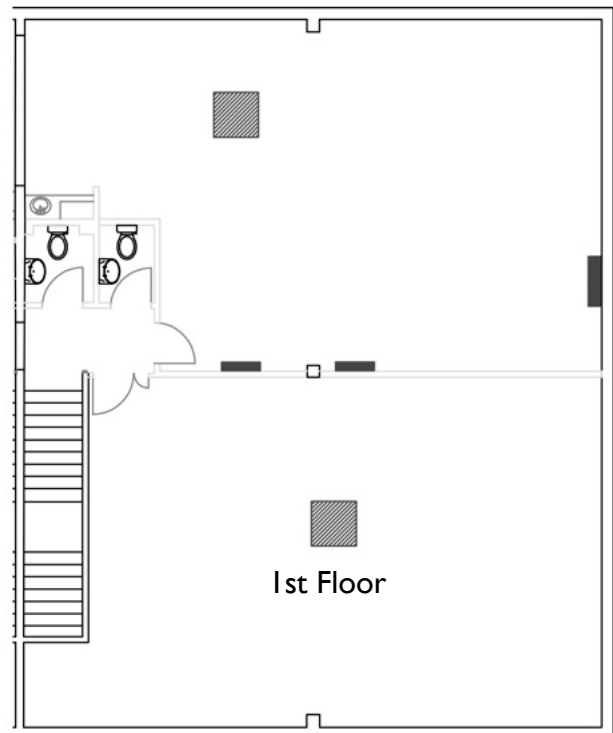
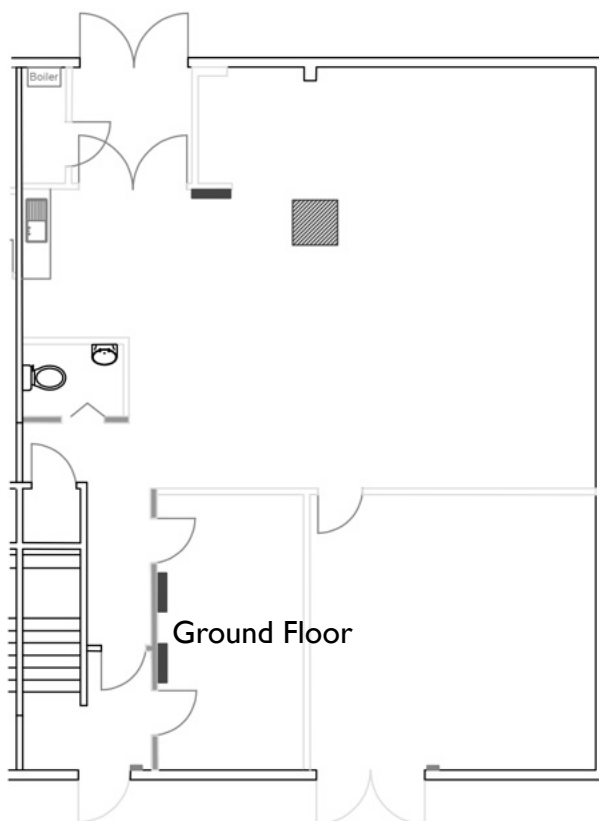
EPC

Energy performance certificate Band D (82).

VIEWING

Strictly by prior appointment with sole agents, **Lawson Commercial**.

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Unit 13 Horsted Square, Uckfield

