TO LET

OPEN STORAGE LAND
9,117 SQ FT // 847 SQ M

Unit 33, Bluebell Industrial Estate, Sheffield Park, Uckfield, TN22 3HQ

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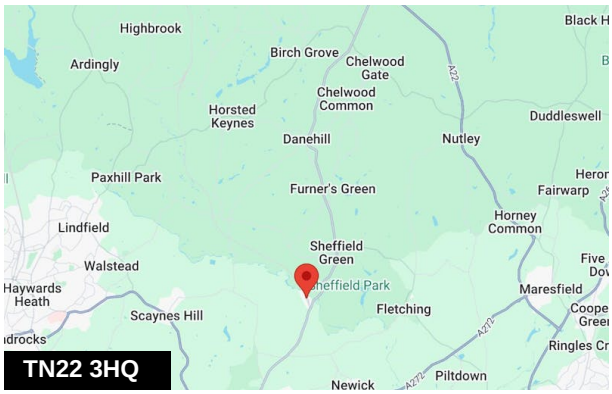
Summary

Available Size	9,117 sq ft
Rent	£31,500 per annum exclusive
Business Rates	A Rateable Value of £17,000 with a UBR of 43.2 p in £
EPC Rating	EPC exempt - No building present



Location

Sheffield Park is situated some 2 miles north of the village of Newick and the settlement of North Chailey on the A275, this connects due south with the A272 that links the towns of Uckfield some 4 miles to the east and Haywards Heath some 6 miles to the west. The Bluebell Business Estate itself is located to the south of Sheffield Park and is accessed off the A275 and provides for a large number of light industrial/workshop units throughout the estate, occupied by a number of different businesses as well as those used specifically to maintain the Bluebell Railway and its locomotives. Unit 33 is located on the western side of the Bluebell Estate, close to its entrance.

Description

Unit 33 provides a rare opportunity to rent open storage land within a secure area. The lot is currently covered with Type 1 MOT fill but could be concreted or tarmaced over by a ingoing Tenant to suit their needs. The site is secured around its perimeter by high level metal fencing with a single gated entry point.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Open Storage	9,117	847

Terms

A new lease is available on terms to be agreed.

VAT

VAT is not applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing & Further Information

Alexander Mullett
01444 443400
am@crickmay.co.uk

More details @ crickmay.co.uk

Crickmay Chartered Surveyors
7 Muster Green, Haywards Heath, West Sussex, RH16 4AP
T: 01444 443400 | crickmay.co.uk

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