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TO LET

INDUSTRIAL AND WAREHOUSE – 2,285 SQ FT (212.28 SQ M)

Unit 11 Ridgewood Industrial Estate, Ridgewood, Uckfield, East Sussex, TN22 5QE

DESCRIPTION

Ridgewood Industrial Park comprises 20 industrial units. Unit 11 is of steel portal frame construction with a pitched roof incorporating translucent roof lights. The elevation is predominantly of solid brick construction with profile panelled cladding above. Car parking is also available.

LOCATION

Uckfield is an affluent town in East Sussex located 17 miles north east of Brighton, 19 miles south east of Crawley and 40 miles south of Central London. The town benefits from strong road communications being located on the A26 trunk road allowing easy access to the regional catchment. Lewes is approximately 8 miles to the south west accessed by the A26. Gatwick Airport is 19 miles to the north west accessed via the A22. Uckfield mainline railway station benefits from regular rail services into London Bridge and Victoria stations.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	2,285	212.28

AMENITIES / OPPORTUNITY

- 4.26m eaves height
- Loading and separate personnel doors
- 3-phase electricity
- Gas supply
- Parking available

RENT

On application

TENURE

The unit is available on a new lease for a term to be agreed.

RATES

The current Rateable Value of the property is £17,500.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of E.



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