

TO LET

**GROUND FLOOR OFFICE SUITE
145.11 SQ M (1,562 SQ FT)**

Unit 7 Merrydown Business Park, Discovery Way, Horam,
TN21 0GE



Summary

Available Size	1,562 sq ft
Rent	£15 per sq ft per annum exclusive
Business Rates	The premises are currently rated as part of a larger assessment and will need to be re-assessed.
Estate Charge	An estate charge of £150 per 1,000 sq ft is applicable per annum.
EPC Rating	B (50)

Location

Horam is a village situated on the A267, which links to the A22. Heathfield is approximately 2.5 miles to the north, Hailsham approximately 6 miles to the south and Uckfield approximately 8.5 miles to the north-west.

Description

Premises comprise a ground floor office suite within a modern business park, currently providing a mix of open plan space and meeting rooms and benefitting from the following amenities:

Specification

- Suspended ceilings
- LED lights
- Skirting trunking
- Ceiling mounted Mitsubishi air cooling/heating units
- Kitchenette
- Shower
- WC's
- Allocated parking

Accommodation

The accommodation comprises the following approximate net internal floor areas:

Description	sq ft	sq m
Ground Floor Suite	1,562	145.11

Use and Hours of Operation

The premises fall under Class E with the following hours of operation:

7am to 7pm Monday to Friday

8am to 1pm Saturdays

Prohibited on Sundays, public and bank holidays

Terms

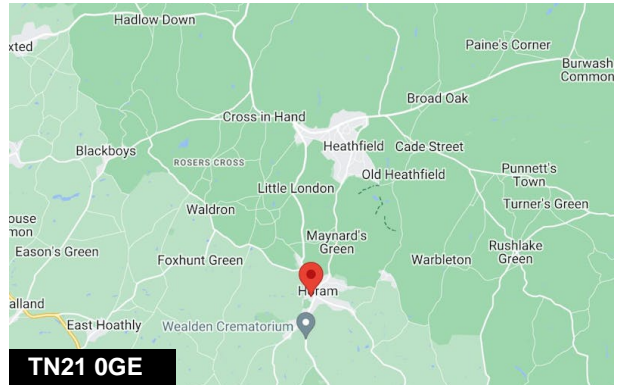
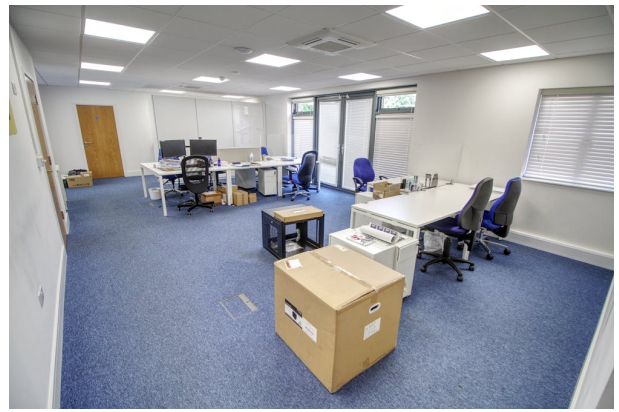
A new lease is available on terms to be agreed.

VAT

VAT is applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



Alexander Mullett

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More details @ [crickmay.co.uk](https://www.crickmay.co.uk)



Crickmay Chartered Surveyors

7 Muster Green, Haywards Heath, West Sussex, RH16 4AP

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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.



STRUCTURAL CODES

REFER TO STRUCTURAL ENGINEER'S CALCULATIONS AND LAYOUTS FOR FULL DETAILS, ANY DISCREPANCIES TO BE REPORTED TO ARCHITECT.

PLEASE REFER TO ENGINEER'S DRAWINGS FOR FULL SPECIFICATION OF FOUNDATIONS.

NOTE! ALL SPECIFICATIONS BELOW ARE PROVISIONAL AND ARE YET TO BE CONFIRMED BY STRUCTURAL ENGINEER.

BEAMS

- BEAM A - 305x102x28 UB + 10mm BOTTOM PLATE WITH 300mm BEARINGS ON 100x215mm BY 350mm LONG PADSTONES.
- BEAM B - 305x102x28 UB + 10mm BOTTOM PLATE WITH 300mm BEARINGS ON 100x215mm BY 350mm LONG PADSTONES.
- BEAM C - 2No. 254x102x25 UBs WITH 350mm BEARINGS ON 100mm WIDE BY 375mm LONG PADSTONES.
- BEAM D - 152x89x16 UB TO SUPPORT TOP OF STAIRCASE
- BEAM E - 2No. 150x90 PFCs
- BEAM F - 2No. 150x90 PFCs
- BEAM G - 150x90 PFC ABOVE LINTEL
- BEAM I - 150x90 PFC + 10mm BOTTOM PLATE
- BEAM J - 150x90 PFC + 10mm BOTTOM PLATE
- BEAM K - 2No. 254x102x25 UBs WITH 350mm BEARINGS ON 100mm WIDE BY 375mm LONG PADSTONES.
- BEAM L - 2No. 150x90 PFCs
- BEAM M - 2No. 150x90 PFCs
- BEAM N - 2No. KEYSTONE HD BOX/K-100
- BEAM O - 2No. KEYSTONE HD BOX/K-100
- BEAM P - 2No. KEYSTONE HD BOX/K-100
- BEAM Q - 2No. KEYSTONE HD BOX/K-100

FLOOR JOISTS/WIDE SLABS/ROOF TRUSSES

- WS - PRECAST CONCRETE WIDE SLABS AS DESIGNED BY SPECIALIST MANUFACTURER
 - RT - ROOF TRUSSES AS DESIGNED BY SPECIALIST
- SEE ENGINEERS DRAWINGS AND CALCULATIONS FOR DETAILS OF WIND POSTS.
- CODES PRE-FIXED WITH XCFS/K-110/HD K-110 DENOTE SPECIFICATION AND LENGTH OF EXTERNAL KEYSTONE LINTELS
- TIMBER LINTELS TO ENGINEER'S DETAILS
- PROVIDE SUFFICIENT STUDS UNDER MULTIPLE TIMBER BEAMS TO SUIT BEAM WIDTH
- SEE ENGINEER'S DETAILS FOR THE BEARING REQUIREMENTS FOR EACH BEAM. STANDARD LINTELS TO BEAR MIN 150mm.
- BOLT MULTIPLE TIMBERS TOGETHER AS DETAILED BY ENGINEER, NOTE DIFFERS FOR EACH MEMBER.

PLEASE READ DRAWINGS IN CONJUNCTION WITH ENGINEERS DRAWINGS FOR FULL DETAILS

GENERAL NOTES

ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF RELEVANT PHASE OF WORKS

REFER TO STRUCTURAL ENGINEER'S DRAWINGS AND CALCULATIONS FOR FULL DETAILS OF ALL STRUCTURAL ELEMENTS.

BRICKWORK DIMENSIONS WHERE NOTED CALCULATED WITH COGNISANCE TO BRITISH STANDARD BRICK CO-ORDINATING DIMENSIONS GIVEN IN B.D.A DESIGN NOTE AS FAR AS POSSIBLE.

- WS DENOTES SPAN OF PCC WIDE SLABS
- CJ/FJ DENOTES SPAN OF CEILING/FLOOR JOISTS
- RT DENOTES SPAN OF ROOF TRUSSES
- RWP RAINWATER DOWNPIPE
- SVP 100mm DIAMETER SOIL VENT PIPE. ALL SVP CASINGS INSULATED WITH 100mm MINERAL WOOL QUILT
- DS MAINS OPERATED INTERLINKED DETECTOR UNIT DS=SMOKE, DH=HEAT.
- METAL STUDS - REFER TO SPECIFICATION
- TIMBER STUDS - REFER TO SPECIFICATION

ALL EXTERNAL DOORS TO BE FIRE EXITS WITH MIN 800mm CLEAR OPENING WIDTH.

ALL INTERNAL DOORS ARE TO BE 926x2040mm FD30 GRADE UNLESS NOTED OTHERWISE.

- D1.1 DENOTES SCHEDULE CODE FOR INTERNAL DOORS
- FD30S MIN 30 MINUTE FIRE DOORS WITH INTUMESCENT FIRE & SMOKE SEALS
- FD60S MIN 60 MINUTE FIRE DOORS WITH INTUMESCENT FIRE & SMOKE SEALS
- VP DOOR TO INCORPORATE VISION PANELS
- SC DOOR TO BE FITTED WITH SELF CLOSER
- KLS DENOTES APPROVED FIRE SIGN ON DOOR. FIRE DOOR KEEP LOCKED SHUT. DOORS TO BE PROVIDED WITH LOCK WITH KEY.

LEGEND TO BLOCK HATCHING

- BRICKWORK
- TARMAC HEMELITE 3.6N/mm2
- TARMAC HEMELITE 7.3N/mm2

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Revisions
 A Construction Issue.

Date
 14.02.18

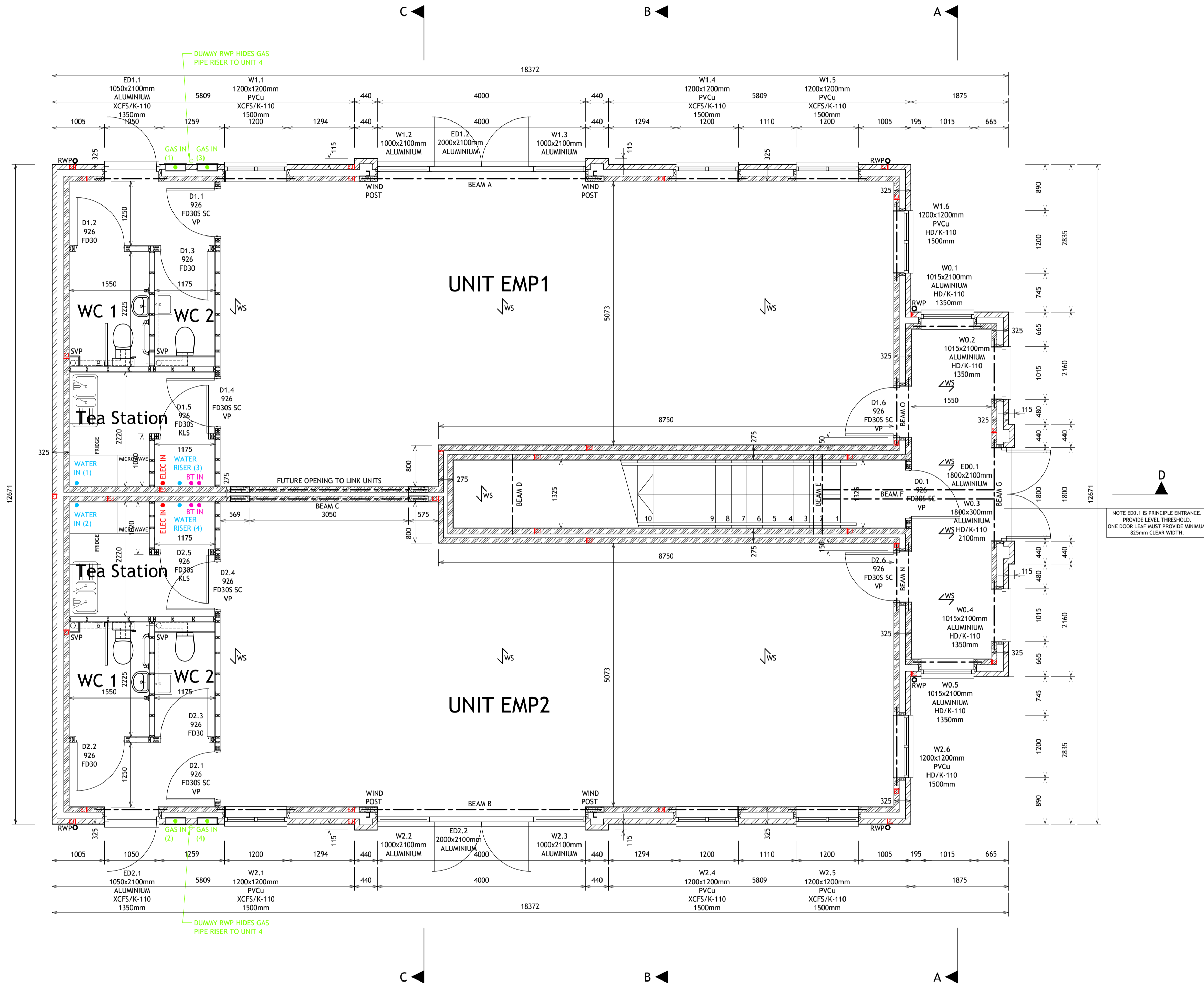
Revisions

Date

CONSTRUCTION

By : SB
 Scale : 1:50 @ A1
 Date : September 2017

Drawing : Units 1-4
 Ground Floor Layout
 Project : Proposed Development at:
 MERRYDOWN,
 Horam, East Sussex
 Dwg No. : 1317/14/203
 Rev : A
 Client : WESTCOTT LEACH LTD



NOTE: ED0.1 IS PRINCIPLE ENTRANCE. PROVIDE LEVEL THRESHOLD. ONE DOOR LEAF MUST PROVIDE MINIMUM 825mm CLEAR WIDTH.