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TO LET

GROUND FLOOR OFFICE SUITE – 1,913 SQ FT (177.72 SQ M)

Unit 7-8 Merrydown Business Park, Discovery Way (A267), Horam, East Sussex TN21 0GE

DESCRIPTION

- Modern business park
- Ground floor office suite
- Mix of open plan and meeting rooms
- Kitchenettes and shower / WC's
- Allocated parking spaces

LOCATION

Situated on the western side of Little London Road (A267), just south of the junction with the B2203 Heathfield Road, approximately 5 miles north of Hailsham and the A22. Horam is a rapidly growing village with various new housing developments. The village high street benefits from all the usual conveniences and services.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor	1,913	177.72

TERMS

£15 per sq ft, per annum exclusive of other outgoing plus VAT on a new lease from July onwards.

RATES

2023 Rateable Value: £26,000
Currently assessed as a whole building and to be split from first floor.

ESTATE CHARGE

£150 per 1,000 sq ft (circa £287 per annum)

USE

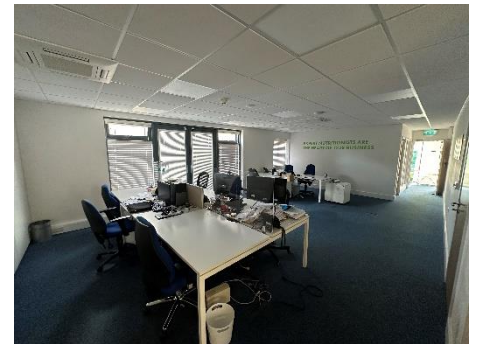
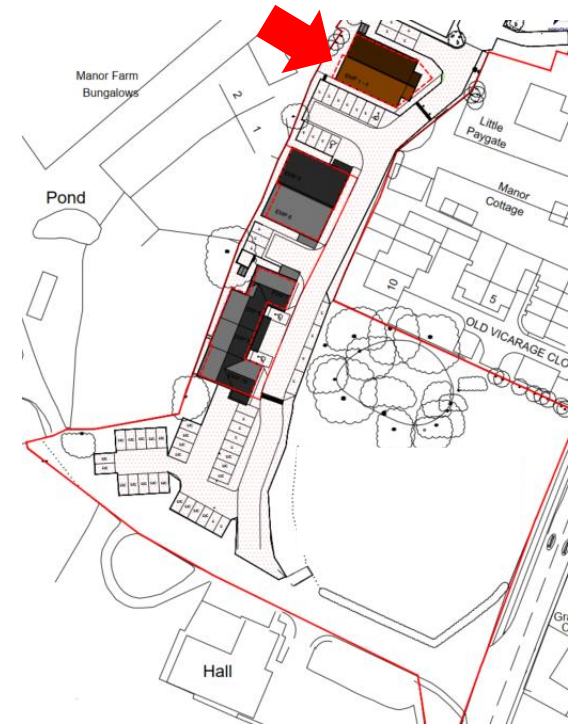
B1 (now Class E) with operating hours of

- 7am to 7pm Monday to Friday
- 8am to 1pm on Saturdays
- Prohibited on Sundays, Public or Bank Holidays

as per Planning Application [WD/2017/1685/MFA](#)

EPC

[B-50](#)



VIEWINGS –

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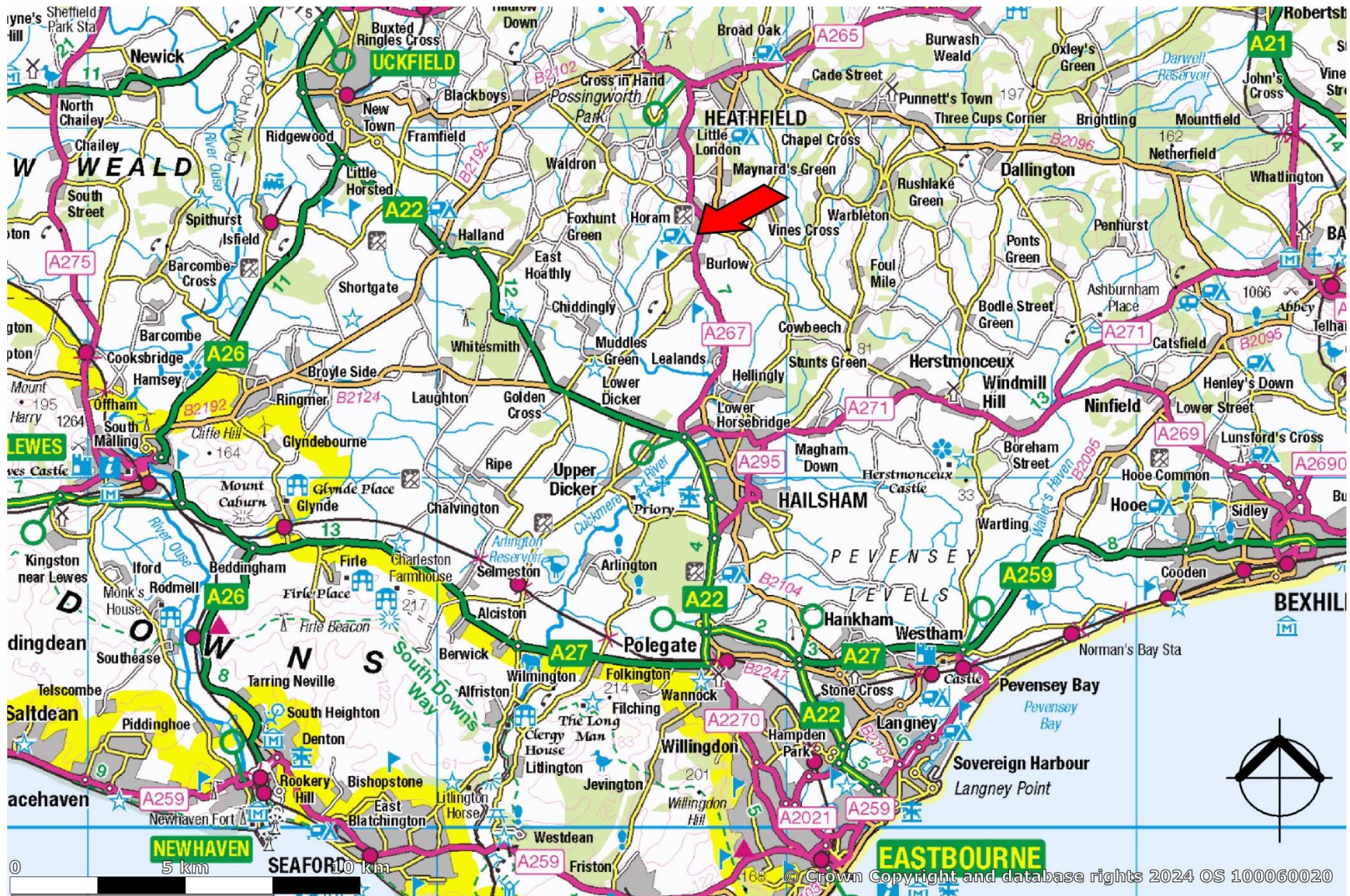


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