Flexible Business Space To Let
Ideal Offices, Light Manufacturing, Exercise Studio
UNIT 1 OLD BROAD OAK FARM BUSINESS CENTRE
UDIMORE ROAD, BROAD OAK, RYE TN31 6BX





LOCATION

Situated on the B2089 Udimore/Rye road being approx. 0.7 miles from the junction with the A28 Kingswood Hill/Northiam road. Rye is approx. 6.4 miles to the southeast. The A21 junction at Johns Cross is approx. 6.5 miles to the northwest via Cripps Corner.

ACCOMMODATION

The Business Centre is occupied by a variety of businesses. This particular unit is at the front of the site nearest the parking area. It comprises a single storey building under a tiled roof with a central corridor + a number of interconnecting rooms together with cloakroom and kitchen facilities.

Entrance hall leading to central hallway. Access to:

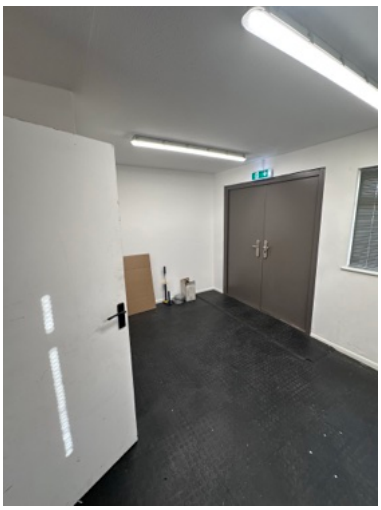
Room 1 Max. dimensions, 10' x 17'9" (*3.0m x 5.4m*)

164 sq ft (*15.2 sq m*)

Strip lighting, electric radiator + double loading doors with exterior ramp.

Room 2 Max. dimensions, 35'9" x 9'9" (10.9*m x 3.0m*)

349 sq ft (32.*4 sq m*)



Electric radiator, strip lighting + return door to hallway.

Room 3

9'9" x 5'9" (*3.0m x 1.7m*)

56 sq ft (*5.2 sq m*)

Strip light.

Cloakrooms

2 separate low level w.c.s, each with hand basin + electric water heater.

continued

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ESTATE AGENTS & VALUERS

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2. **1 Old Broad Oak Farm, Rye**

Kitchenette	Slightly L-shaped Sink unit, worktops + space for fridge.	**30 sq ft (*2.8 sq m*)**
Room 4	10'9" x 10' (*3.3m x 3.0m*) Hatch to kitchenette + large store cupboard.	**108 sq ft (*10.0 sq m*)**
	Total Overall Floor Area 707 sq ft (*65.7 sq m*)	
N.b	Overall the premises are well decorated and carpeted offering good, flexible business space. The unit is separately metered for electricity.	
Outside	To the front of the building is a shared car parking and manoeuvring area. Outside the entrance fence is a car park with 5+ spaces available for the occupier of this unit.	
TERMS	New 5 year lease on a normal full repairing and insuring basis. A shorter term may be considered subject to negotiation. A rent deposit equivalent to 3 months rent will be required to be held for the duration of the letting.	
RENT	£10,350 per annum exclusive of rates.	
RATES	Local Authority: Wealden Rateable value: £7,800	SBR (26/27): 43.2p
N.b.	Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.	
SERVICE CHARGE	A service charge is levied for a contribution to maintenance of the common areas. Currently £250 per quarter	
VAT	VAT is not charged on the rent.	
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 C (63).	
VIEWING	Strictly by prior appointment with agents, **Lawson Commercial.**	

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Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to 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.

3. **1 Old Broad Oak Farm, Rye**

