Flexible Business Space - Ideal Offices/Storage
1,499 sq ft To Let
3 HORSTED SQUARE
BELLBROOK BUSINESS PARK, UCKFIELD TN22 1QL



LOCATION

Horsted Square is located at the western end of the Bellbrook Business Park and is a development of flexible business units. This particular unit is located on the north side of Phase 1 immediately next to Upzelo. Other occupiers of Phase 1 include Affinity Select Insurance, Weald Computers and Kitchen Door Workshop.

ACCOMMODATION

The premises comprise a ground and 1st floor unit arranged as follows:

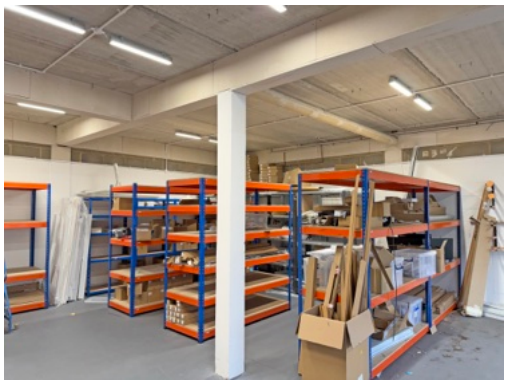
Ground Floor

Overall dimensions 25' x 30'6" (*7.6m x 9.3m*)

763 sq ft (*70.8 sq m*)

Height to underside of slab

10' (*3.1m*)





Twin aluminium doors with security grilles, understairs cupboard and disabled persons compliant w.c with hand basin.

Lobby with door to outside + stairs to:

continued

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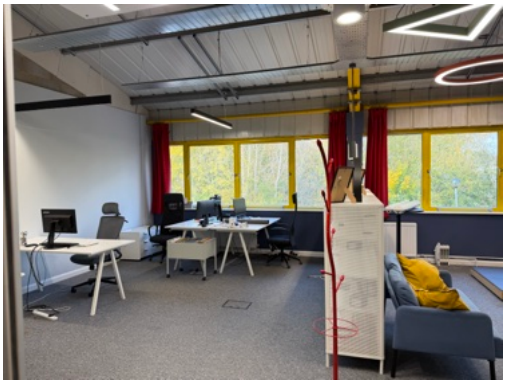
2. **3 Horsted Square, Uckfield**

1st Floor

Office area

672 sq ft (*62.4 sq m*)

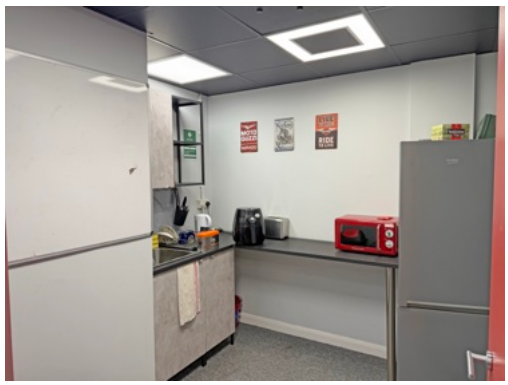




Currently arranged as one large office area of 558 sq ft (*51.8 sq m*) and a separate office 114 sq ft (*10.6 sq m*).

Kitchen/storage facility

64 sq ft (*5.9 sq m*)



There is floor trunking for computer & telephone cables. On the landing at the top of the stairs are cloakroom facilities comprising 2 separate w.c.s with hand basins.

Overall Floor Area 1,499 sq ft (*139.3 sq m*)

N.b. On the ground floor is a cupboard with a gas boiler. This has been disconnected and the system drained down. The gas meter has been removed.

Outside There is good car parking with 3 spaces being allocated to this unit. Further visitor spaces are available.

TERMS New 6 year lease with a review after 3 years on a normal full repairing and insuring basis.

RENT £13,500 per annum exclusive of rates.

RATES Local Authority: Wealden SBR (26/27): 43.2p
Rateable value : £15,250

VAT Is charged on the rent.

continued

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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. **3 Horsted Square, Uckfield**

SERVICE CHARGE A service charge is levied to cover maintenance of common areas, landscaping, waste disposal etc. The charge is currently £490.48 per quarter + VAT.

EPC Energy performance certificate E (121).

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

VIEWING Strictly by prior appointment with agents, **Lawson Commercial.**

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