# Quality Business Space To Let
# Busy Main Road Position
# Ideal Showroom, Office, Warehouse
# UNIT C MAPLE HOUSE
# LAUGHTON ROAD, RINGMER BN8 5SY




## LOCATION

Situated on the eastern outskirts of Ringmer just where Laughton Road/B2124 and The Broyle/B2192 meet. It is easily accessible to Lewes which is approximately 4 miles to the southwest with the Golden Cross/A22 junction being 5 miles to the east. Uckfield via Shortgate and the A22 is 7 miles to the north.

## ACCOMMODATION

The premises comprise a modern steel framed unit with Merlin grey horizontal Mica ribbed insulated panels. The roof has insulated panels and includes translucent panels providing natural light. The unit is arranged as a ground floor warehouse & meeting room together with cloakroom facilities divided by a staircase leading to the 1st floor currently partitioned into separate offices.

### Ground Floor Warehouse

38'9" x 28'6" (*11.8m x 8.7m*)

**1,104 sq ft (*102.6 sq m*)**

Ceiling height 9'3" (*2.8m*)

Electric roller shutter door

14'9" [w] x 14'6" [h] (*4.5m x 4.4m*)

Within this area are an internal lobby leading to stairs to the 1st floor, an electrical cupboard with external doors, 2 wall-mounted air conditioning units + strip lighting.

From outside is a personal door leading to:

**Entrance lobby** leading to the internal lobby with stairs to the 1st floor + access to:

**Cloakrooms** comprising disabled compliant w.c. + second low level w.c & handbasin with electric panel heater.

continued

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## 2. Unit C Maple House, Ringmer

**Meeting Room** 19'3" x 19'3" (*5.9m x 5.9m*) **371 sq ft (*34.5 sq m*)**
Dado trunking, vinyl flooring + patch panel.

**Gross internal ground area 1,660 sq ft (*154.2 sq m*)**

**1st Floor**

**Office 1**
28'6" x 18'9" (*8.7m x 5.7m*) + 6' x 5'9" (*1.8m x 1.8m*)
**569 sq ft (*52.9 sq m*)**





**Office 2**
26'3" x 12'3" (*8.0m x 3.7m*)
**322 sq ft (*29.9 sq m*)**

**Office 3**
20'9" x 17' (*6.3m x 5.2m*)
**353 sq ft (*32.8 sq m*)**






**Office 4**
21' x 10'9" (*6.4m x 3.3m*)
**226 sq ft (*21.0 sq m*)**

There are suspended ceilings + double glazed windows throughout together with 2 ceiling + 1 wall mounted air conditioning units

**Summary of Areas**

**Ground floor gross internal area 1,660 sq ft (*154.2 sq m*)**

**1st floor gross internal area 1,653 sq ft (*153.6 sq m*)**

**Total Overall 3,313 sq ft (*307.8 sq m*)**

**Outside** To the front of the Unit is a loading & car parking area shared with other occupiers in this area including Ash House. 8 car parking spaces are allocated to this Unit - see plan.

continued

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**3.** **Unit C Maple House, Ringmer**

**TERMS** New 10 year lease on a normal full rearing & insuring basis with a rent review at the fifth year.

**RENT** £19,500 per annum exclusive of rates.

**N.b.** The landlord intends to remove all but one of the existing integrated kitchens prior to occupation. The 1st floor partitions may be removed, subject to landlord's consent, should an incoming tenant require.

**RATES** Local Authority: Lewes SBR (26/27): 43.2p
Rateable value: £25,250

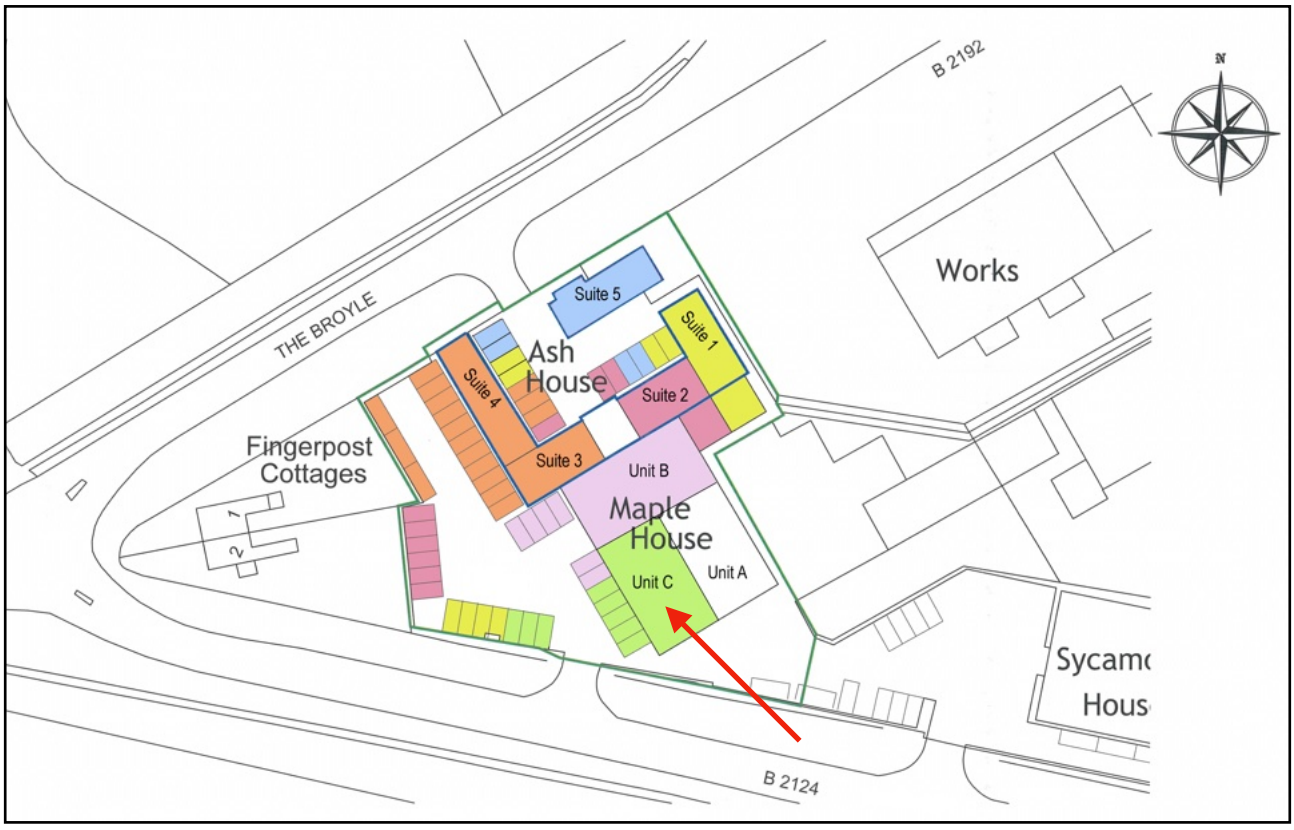
**VAT** VAT will be charged on the rent.

**EPC** Energy performance certificate Band C (63).

**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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continued

## 4. Unit C Maple House, Ringmer




Ground Floor

