Versatile Modern Workshop/Store To Let
UNIT 27C BLUEBELL BUSINESS ESTATE
SHEFFIELD PARK TN22 3HQ



LOCATION

Situated on the Bluebell Business Estate, being almost equidistant between Haywards Heath and Uckfield, just off the main A275 Lewes/East Grinstead road. The Estate is some 12 miles south of East Grinstead and 7 miles east of Haywards Heath.

The premises are accessed off the main central road of the estate via a turning on the left opposite Allectra and are situated between Alpha Tyres and Ray Ward Gunsmith.

ACCOMMODATION

The premises comprise a modern single storey workshop/store with profile metal roof previously occupied by a carpentry business. The unit is predominantly open plan with a separate office/store.

Main workshop

Maximum dimensions 46'3" x 19'3"
(*14.1m x 5.9m*)
890 sq ft (*82.7 sq m*)
Height to beam 8'9" (*2.7m*)
Twin timber loading doors
7' [w] x 7'9" [h] (*2.1m x 2.4m*)





Concrete floor, timber lined walls , strip lighting + log burning stove.
Within this area is:

Office/store

13'6" x 8'9" (*4.1m x 2.7m*)
118 sq ft (*11.0 sq m*)

continued

COMMERCIAL SURVEYORS
ESTATE AGENTS & VALUERS

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info@lawsoncommercial.co.uk

2. 27C Bluebell Business Estate, Sheffield Park

N.b. There is an electricity supply to the unit but no water or w.c. facility.

Outside To the front of the unit is a gravelled area suitable for parking and loading. 2 parking spaces are allocated alongside the boundary fence with Alpha Tyres.

TERMS New 3 year lease on a full repairing and insuring basis .

RENT £9,000 per annum exclusive of rates.

RATES Not currently separately assessed for business rates. The tenant will be responsible for any business rates should they become payable.

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 The landlord has been advised that an energy performance certificate is required.

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. 27C Bluebell Business Estate, Sheffield Park

