



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

Three Units To Let For Low Key Storage
Available Together Or Separately
UNITS 1, 2 & 3 NEWHOUSE FARM
STATION ROAD, ISFIELD TN22 5XU



LOCATION

Situated on the east side of Station Road about 0.8 miles north of Isfield village, 1.2 miles south of the Beeches Farm/Buckham junction and 1.8 miles from the A26 Lewes/Uckfield road. Uckfield town centre is approx 3 miles distant and Lewes town centre some 7 miles.

ACCOMMODATION

Newhouse Farm includes a number of residential units together with this former agricultural building. The building is of steel frame construction with profile cladding, the elevations having brick and block work, and concrete floors. There are some translucent roof panels + LED flood lighting. The building has been divided into 3 units.

Unit 1

79'3" x 29'3" (24.2m x 8.9m)

2,318 sq ft (215.3 sq m)

Min. height 8'9" (2.7m)

Max. height 14'3" (4.3m)

Electric roller shutter door

10'9" x 13'6" (3.3m x 4.1m)

Reinforced personal door.



Unit 2

80' x 28'9" (24.4m x 8.8m)

2,300 sq ft (213.6 sq m)

Max. height 19'3" (5.9m)

Min. height 13'6" (4.1m)

Electric roller shutter door, 15' x 14'
(4.6m x 4.3m)

Raised area to front with timber framed structure which can be removed.

continued

■
SHOPS
■
OFFICES
■
FACTORIES
■
WAREHOUSES
■
INVESTMENTS
■
LAND
■
VALUATIONS
■
SURVEYS
■
RENT REVIEWS
■
LEASE RENEWALS
■
RATING
■

The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

■
Fax
01825 76 11 44

■
Email
info@lawsoncommercial.co.uk

2. Newhouse Farm, Isfield

Unit 3

80' x 28'6" (24.4m x 8.7m)

2,280 sq ft (211.8 sq m)

Max. height 19'3" (5.9m)

Min. height 13'6" (4.1m)

Electric roller shutter door, 15' x 14'
(4.6m x 4.3m)

Reinforced personal door.



Outside There is an access road from Station Road past the houses leading to a large parking/turning area to the front of the Units.

TERMS The units are available either separately or together on an initial 12 months agreement or a 3 year lease without automatic rights of renewal.

RENT

Unit 1 £12,500 per annum per unit exclusive of rates.

Unit 2 £14,000 per annum per unit exclusive of rates.

Unit 3 £14,000 per annum per unit exclusive of rates.

USE

Due to the proximity of residential accommodation these unit are not suitable for industrial processes and are for storage only. They are not suitable for businesses that have a high level of vehicle movements. The Landlord wishes to minimise disruption to the local residents. The site is not suitable for HGV use.

Operating hours are 08.00 - 18.00 Mon - Fri., 09.00-13.00 Sat and at no time Sun & bank holidays.

RATES

Local Authority: Wealden

The units are not currently rated.

VAT

Under the Finance Act 1989 VAT may be chargeable on the rental. It is recommended that a prospective tenant should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

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 may be required.

VIEWING

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

262210

continued



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk



Accred. No.A6545



Membership No.T01611

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.

Newhouse Farm, Isfield

