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TO LET

INDUSTRIAL AND WAREHOUSE – 2,242 SQ FT (208.28 SQ M)

**Unit 15, Sheffield Park Business Estate, East Grinstead Road, Sheffield Park, Uckfield,
East Sussex, TN22 3FB**

DESCRIPTION

The property comprises a 2,242 sq ft warehouse/industrial unit. The mezzanine will be removed.

LOCATION

The property is situated on the south side of the A275 Lewes Road opposite the Bluebell Railway Station. The site is equidistant between Uckfield to the east and Haywards Heath to the west. Access to the A23 is to the west and the A22 to the north via East Grinstead.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	2,242	208.28

RENT

£22,420 per annum.

AMENITIES / OPPORTUNITY

- Warehouse lighting
- Roof lights
- Concrete floor
- Full height electric roller shutter door
- Minimum eaves 4m
- Maximum eaves 6m
- Mezzanine to be removed.

RATES

The Rateable Value of the property is £17,750 (2023).

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

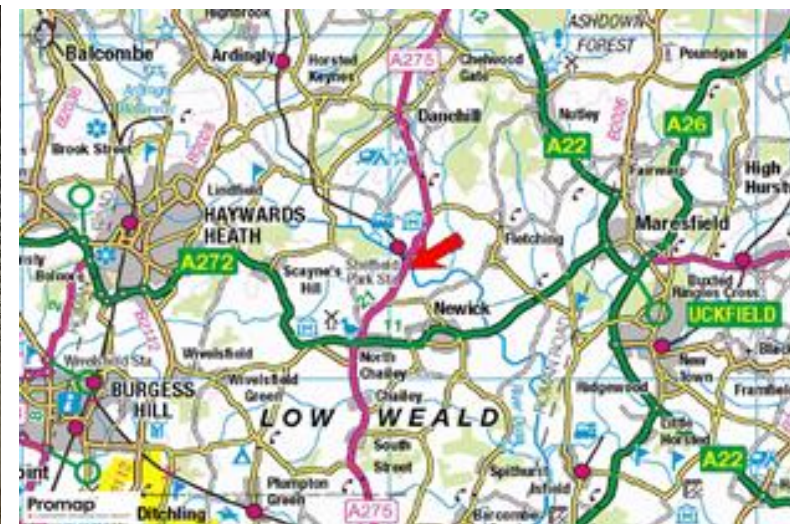
Each party is to be responsible for their own legal fees.

EPC

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VIEWINGS –

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