



Telephone
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Small Warehouse/Workshop 1,240 sq ft To Let UNIT 5 PLOT 14 BELL LANE, UCKFIELD TN22 1QL



LOCATION

Situated immediately behind **London Tile Company** which has 2 units facing Bell Lane. There is a private concrete driveway that leads between **London Tile** and Atlantic House occupied by **Swindells Accountants** to a terrace of 5 units, behind the Esso Garage, where other occupiers include **Simply MOTs** and **Keep Powder Coatings**.

ACCOMMODATION

The premises comprise steel framed building with brick & block walls + insulated profile cladding having translucent roof panels providing natural light. In more detail the premises are arranged as follows:

Internal width 22'3" (6.8m)
Depth 55'9" (17.0m)

Overall gross internal area
1,240 sq ft (115.2 sq m)

An electric roller shutter door has recently been installed
12'9" [h] x 11' [w] (3.9m x 3.3m)



At the rear of the unit is a cloakroom facility.

Outside

There is parking outside the unit for 2/3 cars.

continued

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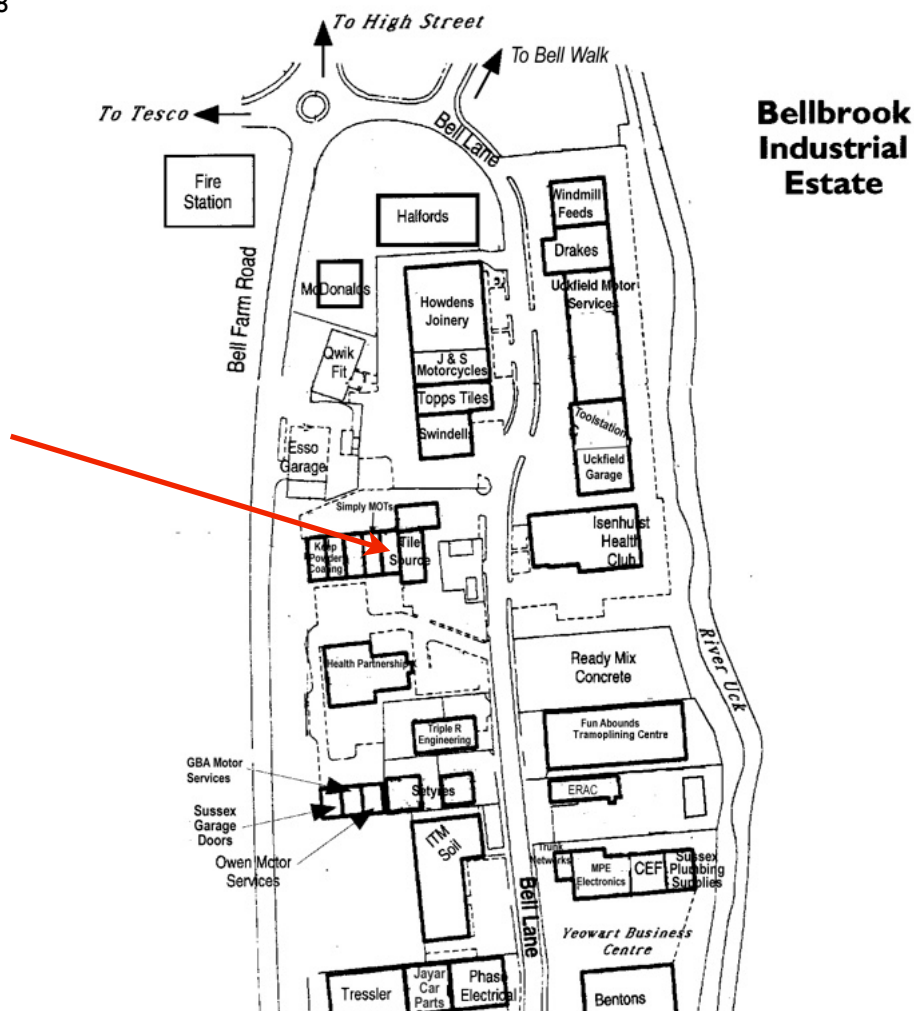
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2. Unit 5 Plot 14 Bell Lane, Uckfield

- TERMS** Residue of a 5 year lease from June 2022 on a normal full repairing and insuring basis.
- RENT** £15,000 per annum exclusive of rates.
- RATES** Local Authority: Wealden SBR (24/25): 49.9p
Rateable value : £11,500
- N.b.** Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.
- VAT** VAT is not charged on the rent.
- EPC** Energy performance certificate Band C (81).
- 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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**Bellbrook
Industrial
Estate**



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.