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Website
www.lawsoncommercial.co.uk

Factory/Warehouse - Prominent Position
Overall 5,800 sq ft - Freehold For Sale
UNIT 2 PACEMANOR BUSINESS CENTRE
BROOKSIDE, BELLBROOK BUSINESS PARK
UCKFIELD TN22 1YA



LOCATION

Situated in the heart of the newer part of the Bellbrook Business Park being immediately next to MPE Electronics and opposite Kennedy Hygiene.

ACCOMMODATION

The premises comprise a factory/warehouse with offices at the front and with a small demountable mezzanine platform in the factory area. In more detail the premises are arranged as follows:

Ground Floor	Total depth	108'	(32.9m)
	Internal width	45'3"	(13.8m)
	Overall	4,887 sq ft	(454.0 sq m)

Sloping ceiling with translucent panels providing natural light.

Min. height 17'9" (5.4m)

Max. height 20'3" (6.2m)

In the main factory area is a floor-mounted gas-fired blower together with a tea station facility.



There is a small demountable mezzanine storage platform, slightly L-shaped accessed via a metal staircase.

Overall 268 sq ft (24.9 sq m)

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SHOPS
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FACTORIES
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2. Unit 2 Pacemanor, Uckfield

Within the overall ground floor area is a section 31'9" x 12' (9.7m x 3.7m), with personal door to outside, leading to a carpeted hallway with 2 doors to the factory area, stairs to 1st floor, access to male & female cloakrooms each with low level w.c. & hand basin + single reception office 7' x 12' (2.1m x 3.7m).

Half Landing

Front office 1 11'6" x 11'9" (3.5m x 3.6m) **135 sq ft (12.5 sq m)**
Carpet + night storage heater.

1st Floor

Front office 2

19'9" x 22' (6.0m x 6.7m)

435 sq ft (40.4 sq m)

Carpet, night storage heater, air conditioning unit, suspended ceiling with inset lights + internal windows to factory area, office 1 & office 3.



Front office 3 21'3" x 11'3" (6.5m x 3.4m) **239 sq ft (22.2 sq m)**
Carpet, suspended ceiling with inset lights + air conditioning unit.

Rear office 9' x 11'6" (2.7m x 3.5m) **104 sq ft (9.6 sq m)**

Total office area 913 sq ft (84.8 sq m)

Total Overall Area excluding demountable mezzanine
5,800 sq ft (538.8 sq m)

Outside

To the front of the building is an extensive brick paved area providing loading facilities and car parking shared with other occupiers. There are believed to be 10 spaces (tbc) allocated to this unit.

PRICE

£750,000 for the freehold interest with full vacant possession upon completion.

RATES

Local Authority: Wealden
Rateable value : £45,250

SBR (24/25): 49.9p

VAT

VAT will not be charged on the price.



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.

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3.

Unit 2 Pacemanor, Uckfield



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 vendor has been advised that a new energy performance certificate is required.

VIEWING

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

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