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Rural Warehouse To Let - Few Yards A265 UNIT 1 THE LITTLE ACRE BUSINESS CENTRE GOODSOAL LANE, BURWASH COMMON TN19 7LX



LOCATION

Goodsoal Lane is just a few yards away from the A265 Heathfield/Hurst Green road. Heathfield is approx. 4.3 miles to the west and the A21 Hurst Green junction is 6.5 miles to the east. Travelling along Goodsoal Lane from the A265 there is an entranceway a short distance along on the righthand side with a sign reading Little Acres. On entering the site there is a car park plus open storage and further down the slope is Unit 1.

ACCOMMODATION

The premises comprise a steel frame building with part brick elevations and insulated sheet panels arranged as follows:

Unit 1	Width	25'9"	(7.8m)
	Depth	59'6"	(18.1m)
		1,532 sq ft	(142.3 sq m)
	Eaves height	16'3"	(4.9m)
	Apex height	21'	16.4m)
Manual roller shutter door		6'6" [w] x 10' [h]	(2.0m x 3.0m)
	Steps to:		
Small store area		9'6" x 14'9"	(2.9m x 4.5m)
		140 sq ft	(13.0 sq m)



Within the overall area are:

Separate store

10'6" x 16'6"

(3.2m x 5.0m)

Small office 6' x 8' (1.8m x 2.4m)

Small mezzanine

25'9" x 19' (7.8m x 5.8m)

489 sq ft (45.4 sq m)

Accessed via a ladder/movable steps.

continued

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2. Unit 1 Little Acre Business Centre, Burwash Common

Total overall ground floor area 1,672 sq ft (155.3 sq m)

Total overall area 2,161 sq ft (200.8 sq m)

Outside There is access to the front of the unit for loading and possibly 1 car space. Further parking is available in the main car park at the higher level close to the entrance.

N.b. The unit is only suitable for warehouse use and not as a workshop or for motor trade. It is separately metered for electricity but there is no water available. A portable cloakroom facility will be made available. Other businesses occupy the site which is open on a daily basis from 9am to 6pm with the entrance gates being locked out of those hours.

TERMS New 3 or 5 year lease on a full repairing & insuring basis.

RENT £12,500 per annum exclusive of rates.

RATES Local Authority: Rother SBR (26/27): 43.2p
The whole site has a rateable value of £22,750

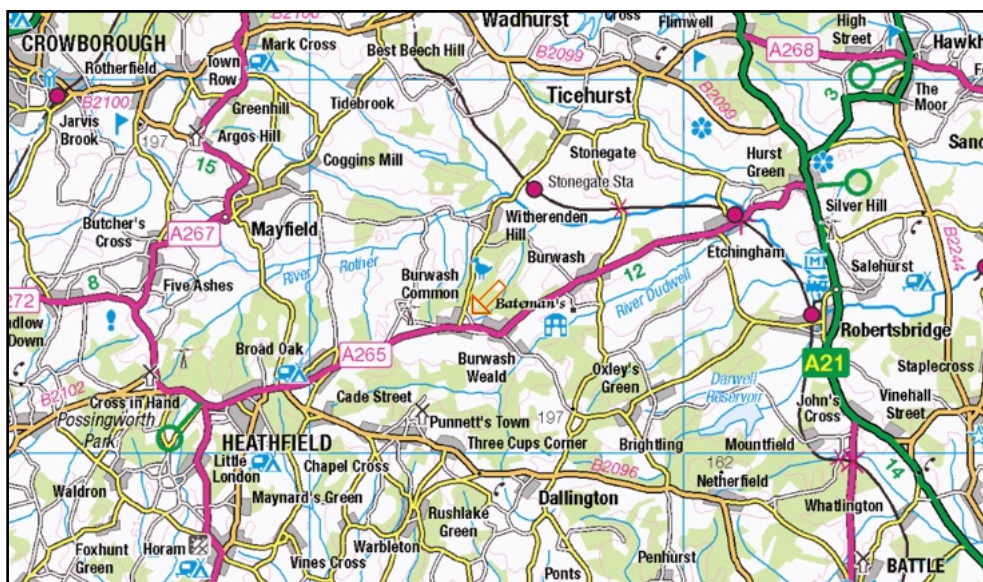
VAT VAT will be charged on the rent.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

EPC Energy performance certificate Band D (96).

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

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continued



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Accred. No. A6545



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3. Unit 1 Little Acre Business Centre, Burwash Common

