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Brand New Business Units To Let **UNITS 1-6 THE RED BARN** **BODIAM BUSINESS PARK, BODIAM TN32 5UP**



LOCATION

Bodiam Business Park is approx. 0.8 miles south of the **The Curlew** at the junction of the B2244 Hawkhurst/Seddelscombe road with Bodiam Road. There is a sign on the main road indicating the Bodiam Business Park which is accessed via a private road. The property is approximately 11.6 miles north of Hastings and 7.5 miles southwest of Battle. The A21 junction at Silver Hill is 6.5 miles to the west. Driving into the commercial section past the flats there is a 2-storey brick faced building known as the Midicy Oast. Going past that the Red Barn and new units may be found on the righthand side.

ACCOMMODATION

Six brand new business units are being constructed in 2 blocks of 3 being of steel framed construction with insulated profile sheeting having translucent panels in the roof to provide natural light.

Each unit Approx. 39' [d] x 29'6 [w] **1,150 sq ft (106.8 sq m)**
(Measurements from architects plans)

Each unit will have : 3-phase power supply via a sub-meter which will be charged at cost.
Metered mains water.
W.c. facility.
Roller shutter door.

Outside There will be ample parking both to the front and to the side boundary + provision of cycle & bin stores.

TERMS New lease for a minimum of 5 years on a normal full repairing and insuring basis.

RENT £12,000 per annum per unit exclusive of rates.

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SHOPS
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OFFICES
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FACTORIES
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WAREHOUSES
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INVESTMENTS
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LAND
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VALUATIONS
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RENT REVIEWS
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RATING
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SERVICE CHARGE

There will be a contribution charged for maintenance of the sewage treatment plant onsite, bollard lighting in the parking area, common areas and landscaping.

Charges are currently estimated to be £25 per unit per month + VAT.

Building insurance will also be charged currently estimated at £30 per unit per month + VAT.

RATES

Local Authority: Rother

SBR(26/27): 43.2p

Rateable value :

To be assessed

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 will be charged on the rent and service charge.

SERVICES

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

EPC

An energy performance certificate will be provide once the units are completed.

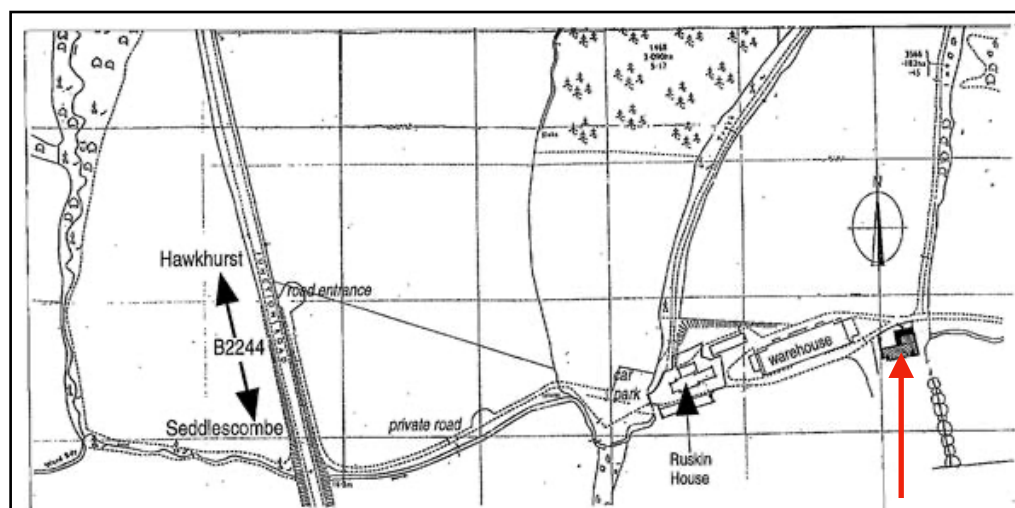
VIEWING

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

N.b.

It is anticipated that the units will completed ready for occupation in late Summer 2026.

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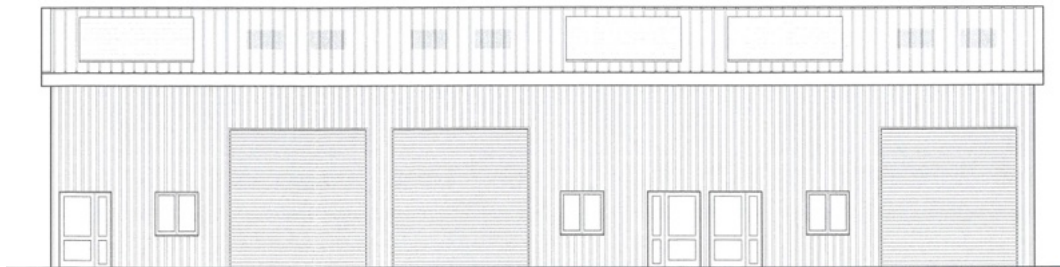
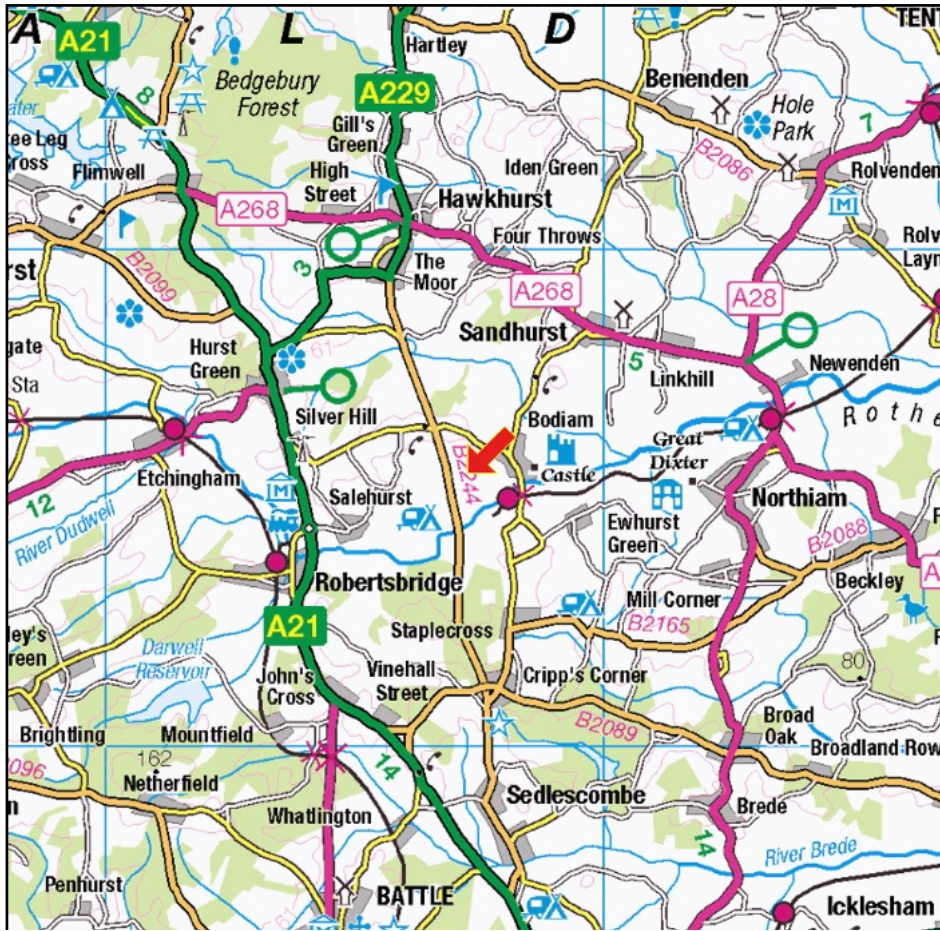


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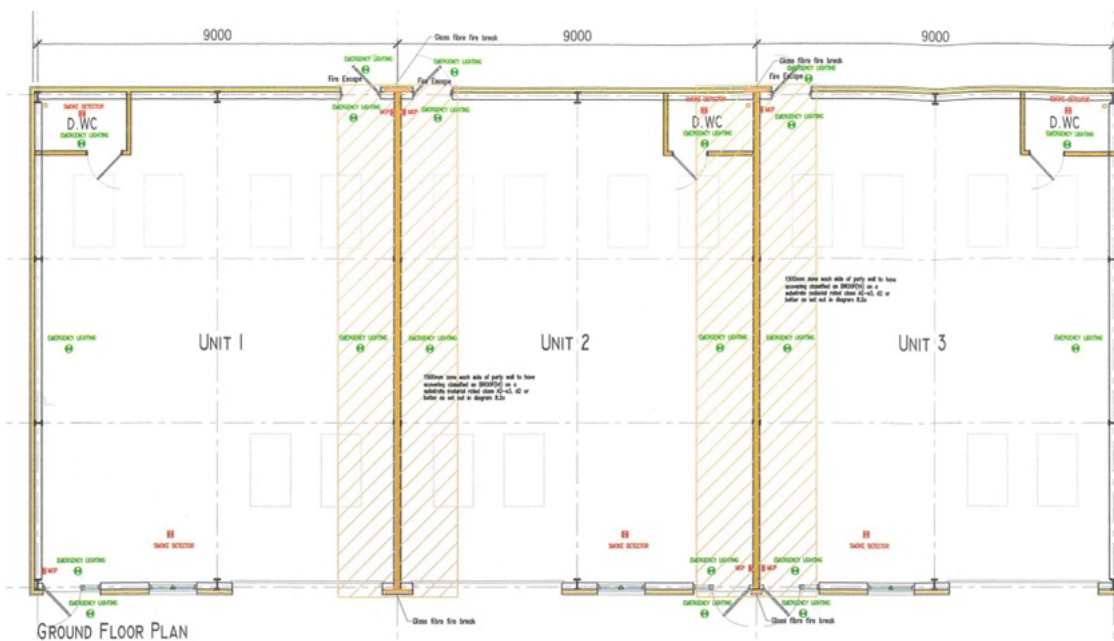
Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

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I-6 The Red Barn, Bodiam Business Park



WEST ELEVATION



GROUND FLOOR PLAN

continued

4.

I-6 The Red Barn, Bodiam Business Park

