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www.lawsoncommercial.co.uk

Character Offices To Let
Flexible Terms - 1-3 Year Lease Available
GROUND & 1ST FLOORS
THE OLD MILL, MILL LANE, UCKFIELD TN22 5AA



LOCATION

Mill Lane connects to the High Street at the junction with Newtown. The premises are alongside the mainline station and just yards away from the excellent town centre shopping facilities.

The Old Mill is one of two interconnecting former mill buildings, the other being The Roller Mill adjoining, which form one of Uckfield's most prominent historic properties. They were sympathetically and expertly converted to prestigious office accommodation in the late 1980s. They have been maintained to a high standard since that time.

ACCOMMODATION

The Old Mill is arranged over several floors and the ground and 1st floors are available on a short term basis. There are many fine features including timber & steel beams, triple aspect windows and gas central heating.

Ground Floor Spacious entrance hall with stairs to upper floors.

Storage/reception room	80 sq ft (7.4 sq m)
Main office	459 sq ft (42.6 sq m)
Office 1	158 sq ft (14.7 sq m)
Kitchen	42 sq ft (3.9 sq m)
1st Floor	Large landing with considerable natural light + stairs to 2nd & 3rd floors.

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2.	The Old Mill, Uckfield	
Main L-shaped office	455 sq ft (42.3 sq m)	
Office 1	138 sq ft (12.8 sq m)	
Kitchen	24 sq ft (2.2 sq m)	
Cloakroom		

Summary of Areas

Ground floor 739 sq ft (68.6 sq m)

1st floor 617 sq ft (57.3 sq m)

Total Overall 1,356 sq ft (126.0 sq m)

N.b. The 2nd floor comprising 779 sq ft (72.4 sq m) may also be available - terms upon request.

Outside There is a shared car park with The Roller Mill adjoining. Spaces will be allocated to this property.

TERMS New 1 - 3 year lease without automatic rights of renewal.

RENT £11,500 per annum exclusive of rates.

RATES Local Authority: Wealden SBR (26/27): 43.2p
Rateable value Ground floor: £11,000
1st floor: £9,100

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 not be charged on the rent.

SERVICE CHARGE There will be a service charge for the maintenance of the entire building. This includes central heating, lighting, water, external maintenance, maintenance of the car park, outside lighting, building insurance, CCTV, cleaning of common areas, refuse collection + alarm maintenance. This suite will contribute £1,750 per quarter + VAT.

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

EPC Ground floor: Band E (106)
1st floor: Band C (55)

continued



Accred. No.A6545



Membership No.T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed by 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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The Old Mill, Uckfield



VIEWING

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

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<https://tour.giraffe360.com/acc63495b10d478d891c7914501b7152>



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The Old Mill, Uckfield

