



**Telephone**  
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[www.lawsoncommercial.co.uk](http://www.lawsoncommercial.co.uk)

**Superb Character Office Building**  
**Delightful Airy Ground Floor Suite To Let**  
**New Flexible Terms - Reduced Rent**  
**GROUND FLOOR SUITE, THE ROLLER MILL**  
**MILL LANE, UCKFIELD TN22 5AA**



**LOCATION**

The Roller Mill is one of Uckfield's most prominent historic properties. It was extensively refurbished in the late 1980s to provide prestigious office accommodation and has been maintained to a high standard since that time.



The property is just a few minutes walk from the High Street Mill Lane being at the junction of the High Street with Newtown and alongside the mainline railway station. Other occupiers of The Roller Mill include Team 4 Solutions accountants and Health Partners.

**ACCOMMODATION**

A shared ground floor entrance lobby with lift to the upper floors with door to:

**Reception** 18'9" x 13'3" (5.7m x 4.0m) **248 sq ft (23.0 sq m)**

**Side office/meeting room**  
8'9" x 8'9" (2.7m x 2.7m) **77 sq ft (7.2 sq m)**

**Main office** 17'3" x 29'9" (5.3m x 9.1m) **513 sq ft (47.7 sq m)**  
Triple aspect, carpet, LED lighting, glazed panel to entrance lobby + small storage cupboard.

**Total Overall Area 838 sq ft (77.9 sq m)**

There is access to cloakroom facilities on the half landings shared with other occupiers.

continued

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SHOPS  
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OFFICES  
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FABRIKES  
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WAREHOUSES  
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INVESTMENTS  
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LAND  
■  
VALUATIONS  
■  
SURVEYS  
■  
RENT REVIEWS  
■  
LEASE RENEWALS  
■  
RATING  
■



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## 2. Ground Floor Suite The Roller Mill, Uckfield

|                       |                                                                                                                                                                                                                                                                                                                                                          |                    |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>Outside</b>        | To the front of the building is an extensive car park. 3 spaces are allocated to this suite.                                                                                                                                                                                                                                                             |                    |
| <b>TERMS</b>          | 1 year agreement or new 3 year lease or 6 year lease with a review after 3 years, on an internal repairing and insuring basis.                                                                                                                                                                                                                           |                    |
| <b>RENT</b>           | £8,000 per annum exclusive of rates.                                                                                                                                                                                                                                                                                                                     |                    |
| <b>RATES</b>          | Local Authority: Wealden                                                                                                                                                                                                                                                                                                                                 | SBR (26/27): 43.2p |
|                       | Rateable value                                                                                                                                                                                                                                                                                                                                           | £12,000            |
| <b>N.b.</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 <a href="http://www.gov.uk/apply-for-business-rate-relief">www.gov.uk/apply-for-business-rate-relief</a> . |                    |
| <b>VAT</b>            | VAT is not charged on the rent.                                                                                                                                                                                                                                                                                                                          |                    |
| <b>SERVICE CHARGE</b> | There is a service charge for running the entire building. This includes heating, lighting, water, external maintenance, maintenance of the car park, outside lighting, building insurance, cloakroom cleaning & consumables, refuse collection + alarm maintenance. The ground floor suite is currently charged £1,200 per quarter + vat.               |                    |
| <b>SERVICES</b>       | The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.                                                                                                                                                                                                                              |                    |
| <b>EPC</b>            | The landlord has been advised that an energy performance certificate may be required.                                                                                                                                                                                                                                                                    |                    |
| <b>VIEWING</b>        | Strongly recommended but strictly by prior appointment with agents, <b>Lawson Commercial</b> .                                                                                                                                                                                                                                                           |                    |

261105



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.