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Smart Office Suite To Let In Town Centre Location
Ideal Business Startup
SUITE A ARUN HOUSE
OFFICE VILLAGE, RIVER WAY, UCKFIELD TN22 1SL



LOCATION

River Way lies off the south end of the High Street close to the railway station and leads to the Waitrose supermarket car park as well as to Office Village, an attractive courtyard-style purpose built office development constructed in 1990. Office Village comprises 4 blocks of offices having brick elevations under tiled roofs with private car parking in a brick paved setting with landscaped areas. There are 2 pedestrian walkways through to the High Street. Other occupiers of Office Village include Parfitt Cresswell solicitors, Abacus Care and Turning Tide Pilates.

ACCOMMODATION

The premises comprise an end-of-terrace ground & 1st floor office suite arranged as follows:

- Front door** with security key pad leading to:
- Entrance hallway** Wide staircase to 1st floor + useful area for storage.
Door to:
- Main office 1** L-shaped, 11'9" 13'3" (3.6m x 4.0m) + 15'9" x 10'3" (4.8m x 3.1m)
317 sq ft (29.4 sq m)
Door to:



Lobby

with tea station facility comprising single drainer stainless steel sink unit with space under for fridge.
Door to:

Cloakroom

having tiled walls, low level w.c + hand basin.

continued

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2. Suite A Arun House, Office Village, Uckfield

1st Floor Landing with doors to:

Front office 2

10'3" x 15'6" (3.1m x 4.7m)

159 sq ft (14.8 sq m)

Doors + aluminium half glazed partitions to:

Rear office 3

7' x 11'9" (2.1m x 3.6m)

82 sq ft (7.6 sq m)



Rear office 4 11'3" x 11'9" (3.4m x 3.6m) **132 sq ft (12.3 sq m)**

Total 1st floor office area 373 sq ft (34.7 sq m)

Total Usable Office area 690 sq ft (64.1 sq m)

N.b. Throughout the building is perimeter trunking for cabling. There are electric panel heaters which are computer controlled via a panel under the stairs + suspended ceilings with inset lights.

Outside Adjoining the office building is an attractive brick paved area with marked car parking spaces and landscaped areas. 3 spaces are allocated to this suite, 2 being directly in front and 1 opposite - see plan.

TERMS New 6 lease on a normal full repairing and insuring basis with a review at the 3rd year.

RENT £9,000 per annum exclusive of rates.

RATES Local Authority: Wealden SBR(26/27): 43.2p
Rateable value : £9,500

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 is not 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.

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.

3. Suite A Arun House, Office Village, Uckfield



EPC Energy performance certificate Band C (59).

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

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