

Delightful Modern Office Suite - Town Centre Location
958 sq ft To Let
SUITE E EDEN HOUSE
OFFICE VILLAGE, RIVER WAY, UCKFIELD TN22 1SL



LOCATION

The Office Village was completed in the early 1990s and is an attractive courtyard style development lying behind the High Street with vehicular access via River Way past the Waitrose car park. There is a separate pedestrian walkway alongside Waitrose leading to the High Street. The development comprises 4 detached office buildings divided into some 11 separate suites. The buildings are of modern construction with brick elevations under tiled roofs having an attractive brick paved car parking area and landscaping.

This particular suite lies between Hunter Finance and Sussex Surveyors/ Oldfield Smith. Opposite is the headquarters for Parfitt Cresswell solicitors.

ACCOMMODATION

The premises comprise a ground and 1st floor suite arranged as follows:

Ground Floor Spacious entrance lobby with electric panel heater + stairs to 1st floor. Door to:

Main office Overall 22'3" x 20'6" (6.8m x 6.3m) **456 sq ft (42.4 sq m)**
 Within this area is a partitioned directors office/meeting room 10'6" x 11'3" (3.2m x 3.4m).
 Suspended ceiling, trunking + electric panel heaters.

Door to:



Kitchenette

Sink unit, electric water heater + cupboards. Door to:

Cloakroom

Disabled compliant with low level w.c. + hand basin.

continued

COMMERCIAL SURVEYORS
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2. Suite E Eden House, Office Village, Uckfield

1st Floor Landing with cloakroom facility.

Office Open plan & slightly L-shaped 20'6" x 22'3" (6.3m x 6.8m) + 6'9" x 6'9" (2.1m x 2.1m) **502 sq ft (46.6 sq m)**
Built-in floor-to-ceiling cupboards, air conditioning unit, trunking, suspended ceiling + electric panel heaters.

Total Overall Office Area 958 sq ft (89.0 sq m)

Outside There is a brick paved parking area where 3 spaces are allocated to this suite in front of the building + 2 further spaces to the side of Arun House - see plan.

TERMS New 5 year lease on a normal full repairing and insuring basis.

RENT £12,000 per annum exclusive of rates.

RATES Local Authority: Wealden SBR(26/27): 43.2p
Rateable value : £12,750

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 Under the Finance Act 1989 VAT may be chargeable on the rental. It is recommended that a prospective tenant should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

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

EPC The landlord has been advised that an energy performance certificate is required.

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

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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.

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Suite E Eden House, Office Village, Uckfield

