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Superb New Industrial/Warehouse Unit To Let
Single Unit of 5,129 sq ft
Alternatively Two Units of approx. 2,530 sq ft Each
UNIT 6 ENLIGHTENED BUSINESS PARK
PALEHOUSE COMMON, FRAMFIELD TN22 5QZ



LOCATION

Situated on the southeast outskirts of Uckfield some 2.5 miles from the town and 1.8 miles from the A22 Halland junction (see Map). Travelling from the Uckfield direction Enlightened Business Park will be found on the north side of the road just past Highbridge Farm. The development includes 6 superb modern industrial units. Units 1 & 2 are occupied by Beauty Pro and RSK occupy Units 3 & 4. Unit 5 is occupied by Paragon Microfibres. Unit 6 is currently available.

ACCOMMODATION

The buildings are of steel frame construction with metal sheeting fully insulated to the latest building regulation standards.

Features include the following:

- ★ Entire site is security fenced ★
- ★ Automatic security gates closed out of business hours ★
- ★ CCTV which tenants can access ★
- ★ Fibre broadband, LED lighting + fire alarm installed ★
- ★ 3-phase electricity ★
- ★ Fire alarm system ★
- ★ Excellent parking & loading facilities ★



Unit 6

Depth 111'6" (34.0m)
Internal width 46' (14.0m)

Gross internal area
5,129 sq ft (476.5 sq m)

Eaves height 18' (5.5m)
Apex height 20'3" (6.2m)

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FACTORIES
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RENT REVIEWS
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LEASE RENEWALS
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RATING
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2. Enlightened Business Park, Palehouse Common

Alternatively can be arranged as two units, each approx.

Depth 55' (16.8m)
Internal width 46' (14.0m)

Gross internal area 2,530 sq ft (235.0 sq m)

There are electric roller shutter door both at the front and the rear, 13' x 14'6" (4.0m x 4.4m) + kitchenette & disabled compliant cloakroom with w.c & hand basin. The unit benefits from a power floated concrete floor.

Power There is an 100 amp 3-phase electricity supply provided by the landlord from the site's main supply. All electricity used on site is produced either from the on site solar panels or imported from renewable sources. The cost per kWh is currently below market average and fixed until Dec 2027.

Outside Parking is available surrounding the unit and a loading area is shared with other occupiers on the site.. There is a certain amount of landscaping including flower beds to the side and front of the site and on the perimeter of the front section.

TERMS New 5 or 10 year lease on a normal full repairing and insuring basis.

RENT Single unit: £55,000 per annum per unit exclusive of rates.
Equivalent to £10.7 per sq ft.

RATES Local Authority: Wealden SBR (26/27): 43.2p
Rateable value £51,000

VAT VAT is charged on the rent.

SERVICE CHARGE The Landlord operates a modest service charge to cover maintenance of the electric gate, the Klargester sewage system, gardening and litter picking etc. These costs are shared between the tenants on site based on the percentage of the site they occupy and are billed as they arise.

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

EPC Energy performance certificate Band B (42).

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.

3.

Enlightened Business Park, Palehouse Common



Unit 6



4. Enlightened Business Park, Palehouse Common

