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One Of Uckfield's Most Historic Buildings

Wonderful Opportunity

4,411 sq ft of Magnificent Offices For Sale Or May Let
THE ROLLER MILL, MILL LANE, UCKFIELD TN22 5AA



LOCATION

The Roller Mill is a Grade II listed building and is one of Uckfield's most prominent historic properties. It was extensively refurbished in the late 1980s to provide prestigious, light & airy 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 with a Waitrose supermarket. Mill Lane is at the junction of the High Street and Newtown with access between Wilmoths Citroen and the mainline railway station having good train services to London. Other office buildings in the vicinity include The Mill House, Quarry House and The Old Mill.

ACCOMMODATION - see plans & virtual tour

This character building is arranged on 4 floors served by an electric passenger lift and has full central heating as well as good car parking.

Ground Floor

From the main entrance hallway with access to stairs & lift, door to:

- Reception
- Side office/meeting room
- Main office

Overall Area 838 sq ft (77.9 sq m)



1st Floor

- Office/reception
- Main office
- Side office/meeting room
- Kitchen/staffroom
- could be converted to Directors office*

Overall Area

1,193 sq ft (110.8 sq m)

continued

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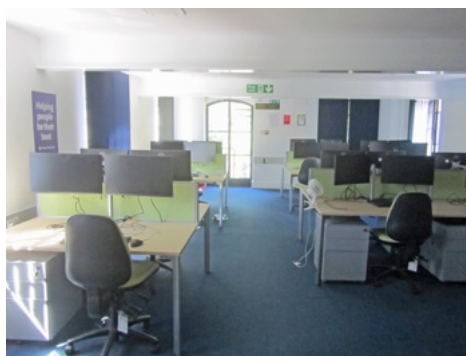
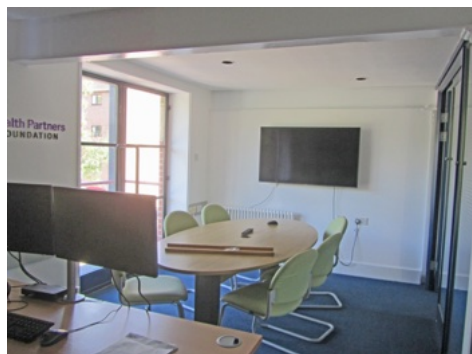
The Roller Mill, Uckfield

2nd Floor

Similar in layout to 1st floor

Office/reception

Main office



Side office/meeting room

Directors office.

Overall Area

1,140 sq ft (105.9 sq m)

3rd Floor

Light airy space substantially open plan with wealth of exposed beams and windows on all sides

Office/reception



Main office

Kitchen area

Overall Area

1,240 sq ft (115.2 sq m)

Total Overall Area 4,411 sq ft (409.8 sq m)

Outside

To the front of the building is a car park shared with The Old Mill. 10 spaces + are allocated to this building.

Features

Light, airy space

Gas central heating

Electric lift

Shared w.c. facilities on ground, 1st & 2nd floors.

Good car parking

N.b.

The accommodation really needs to be viewed to appreciate the quality, character and ambience of the space - see *the virtual tour below*. A visit in person is however recommended.

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The Roller Mill, Uckfield



TERMS

Freehold Leasehold

Freehold for sale with vacant possession £630,000.

Consideration will be given to letting each floor separately on a 5 year internal repairing & insuring lease or longer by negotiation. There will then be a service charge for utilities, security and maintenance. More details are available upon request.

RATES

Local Authority: Wealden

SBR (26/27): 43.2p

Rateable value:

Ground floor (tbc)

£12,000

1st floor

£14,750

2nd floor

£11,750

3rd floor rated with Old Mill 3rd floor

£14,000

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 price/rent.

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 certificates:

Ground floor:

Band D (82)

1st floor:

Band D (95)

2nd floor:

Band D (88)

3rd floor:

May be required.

VIEWING

Strongly recommended but strictly by prior appointment with agents, **Lawson Commercial**.

Take a look round

<https://tour.giraffe360.com/e2ad2ffbc9934b468779595fe0be9d77>

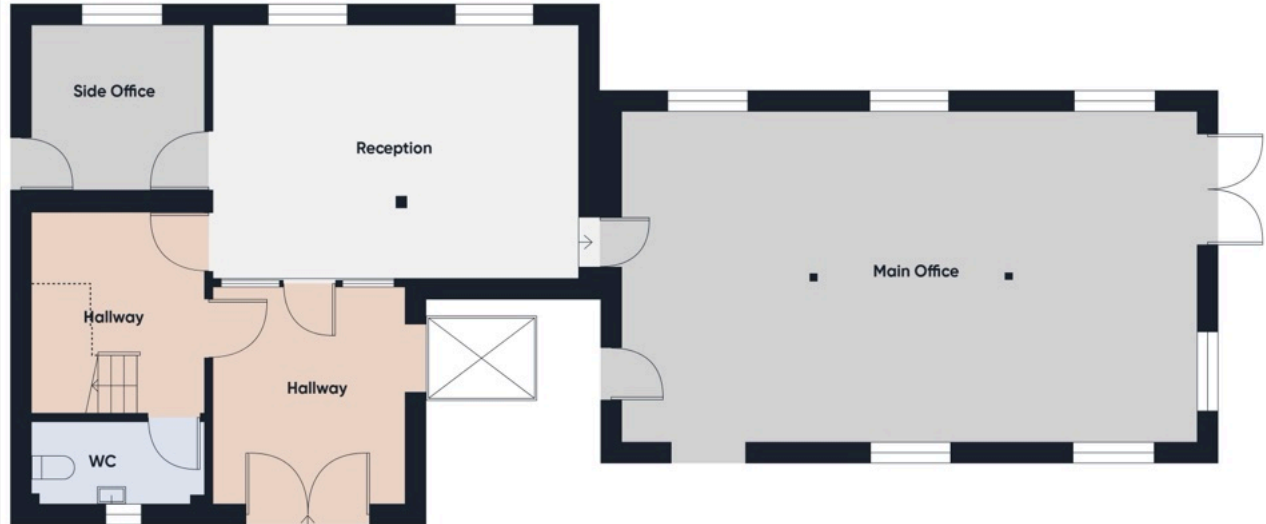
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Ground Floor



Floor 1

continued

5.

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Floor 2



Floor 3