

**Superb Main Road Location - A22 London/Eastbourne Road
Industrial Unit + Office/Store - Retail Consent - To Let
UNIT 2/2A HOLMES HILL ESTATE
HOLMES HILL, WHITESMITH, EAST SUSSEX BN8 6JA**



LOCATION

Situated on the main A22 London/Eastbourne road which is an extremely busy road with many vehicles travelling up and down every day. The property is 7 miles south of Uckfield, 5 miles north of Hailsham and only a few yards north of the junction with the B2124 Lewes road giving easy access to Lewes and Brighton. Close by is a Harley Davidson showroom & workshops. Also on the Holmes Hill Estate is Happy Days Cafe, Masterpiece pottery painting studio and Neptune Spas & Pools.

ACCOMMODATION

The premises comprise an L-shaped industrial unit with the main building formerly having been used for retail which interconnects with a building ideal as offices and storage and which benefits from a loading door.

continued

COMMERCIAL SURVEYORS
ESTATE AGENTS & VALUERS



**Telephone
01825 76 44 88**

Website
www.lawsoncommercial.co.uk

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

The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

■
Fax
01825 76 11 44

■
Email
info@lawsoncommercial.co.uk



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

2. 2/2A Holmes Hill Estate, Whitesmith

Main section

43'6" x 46'3" (13.3m x 14.1m)

2,012 sq ft (186.9 sq m)

Large picture window to front which could be replaced with a roller shutter door if required.

Eaves height max. 13'3" (4.1m)

Eaves height min. 11'3" (3.4m)

Apex height 18' (5.5m)



Connecting with:

Office/store

47' x 16' (14.3m x 4.9m)

752 sq ft (69.9 sq m)

Windows & doors to car park.

Roller shutter door

8'3" [w] x 7' [h] (2.5m x 2.1m).

Within this area is a lobby leading to a w.c. facility.

Total Overall Area 2,764 sq ft (256.8 sq m)

Outside

There is a large shared concrete car parking area having ample parking for occupiers and visitors to the Estate.

TERMS

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

RENT

£27,750 per annum exclusive of rates.

SERVICE CHARGE

There is a service charge levied by the Landlord at a rate of currently £0.50 per sq ft to cover maintenance of the electric gate, extensive CCTV coverage and landscaping.

RATES

Local Authority: Wealden SBR(26/27): 43.2p
Rateable value : Main section: £22,000 Office/store: £9,700

VAT

VAT will not be 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.

EPC

Energy performance certificate Band B (45)

VIEWING

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

262309

continued



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.

2/2A Holmes Hill Estate, Whitesmith

