



Telephone
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www.lawsoncommercial.co.uk

Terraced Industrial Unit With B2 Use
2,457 sq ft To Let
UNIT 4 GHYLL ROAD, HEATHFIELD TN21 8AW



LOCATION

The premises form part of the Ghyll Road Industrial Estate and are in a terrace of units below Urban Jump. Travelling down past Urban Jump towards DM & C Ash turn right at the bottom of the hill. HKS are on the corner and this unit is one of the terrace of units some of which have recently been refurbished. - see plan.

ACCOMMODATION

The premises comprise a spacious industrial unit with B2 use having 2 new roller shutter doors and LED lighting.

Width	42'	(12.8m)
Depth	58'6"	(17.8m)
Gross internal area	2,457 sq ft	(228.3 sq m)
Eaves height	19'6"	(5.9m)
Apex height	22'	(6.7m)
Two new roller shutter doors, each 11'6" [w] x 15' [h] (3.5m x 4.6m) + LED lighting. To the rear of the unit is a separate w.c. facility. 3 -phase electricity is available.		

TERMS

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



RENT

£24,500 per annum exclusive of rates.

RATES

Local Authority: Wealden

SBR(26/27): 43.2p

Rateable value : To be reassessed.

continued

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2. Unit 4 Ghyll Road, Heathfield

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.

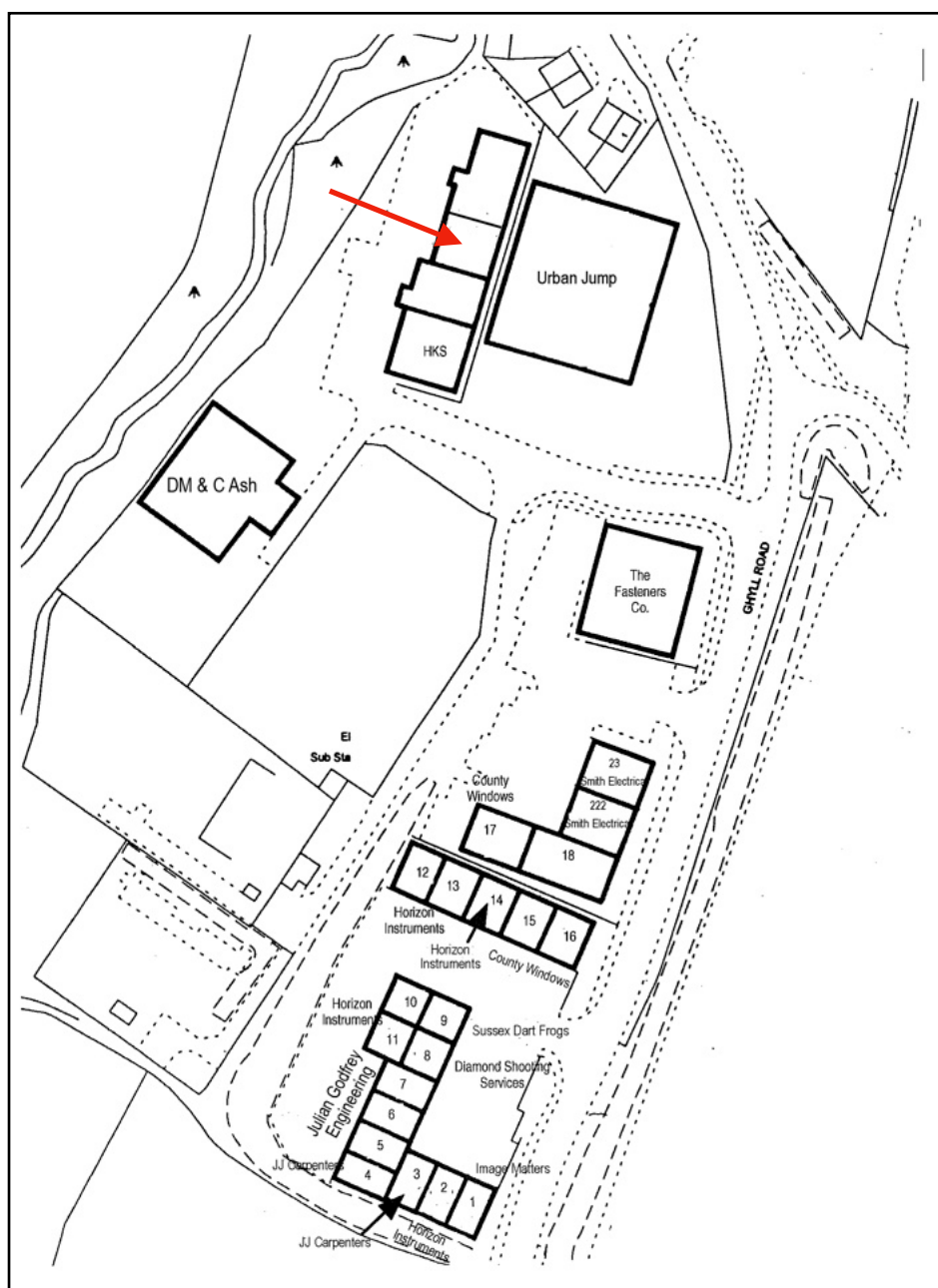
EPC

The landlord has been advised that an energy performance certificate may be required.

VIEWING

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

260610



COMMERCIAL SURVEYORS
ESTATE AGENTS & VALUERS



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Accred. No.A6545



Membership No.T01611

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