



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

Warehouse/Workshop With Cold Store To Let

UNIT 12 KNIGHTS BUSINESS CENTRE

SQUIRES FARM INDUSTRIAL ESTATE

PALEHOUSE COMMON, FRAMFIELD TN22 5RB



LOCATION

Squires Farm Industrial Estate is situated on the southeast outskirts of Uckfield being some 2 miles from the town centre and 1.2 miles from the A22 junction at Halland. The Estate is accessed from Palehouse Common which adjoins the B2192 Halland/Heathfield road. A private driveway from Palehouse Common leads to the Estate. The Knights Business Centre is found on the lefthand side driving along the approach road. Units 5-13 are in an L-shaped configuration and Unit 12 is the second unit from the righthand side. Other occupiers of the Estate include **Sussex Stone, A & D Motors, Willoughby Paintwork, Allied Waste** and **Sussex Pallets**.

ACCOMMODATION

The premises comprise part of a steel framed building with block dividing walls. The elevations are metal profile clad and the roof is cement roofing sheets with translucent panels giving natural light. In more detail the unit is arranged as follows:

Internal width	38'	(11.6m)
Depth	39'	(11.9m)
Gross internal area	1,482 sq ft	(137.7 sq m)



Eaves height	11'6"	(3.5m)
Apex height	17'6"	(5.3m)
Height to underside central beam	11'	(3.4m)

Electric roller shutter door 14' [w] x 9'9" [h] (4.3m x 3.0m)
Painted concrete floor + hi-bay lighting.

continued

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

Fax
01825 76 11 44

Email
info@lawsoncommercial.co.uk



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2. 12 Knights Business Centre, Palehouse Common

Within the overall area are:

Entrance lobby 6'3" x 9'9" (1.9m x 3.0m) 61 sq ft (5.7 sq m)
with recessed spotlights + steel personal door to front.

Main office 13'9" x 14'3" (4.2m x 4.3m) 196 sq ft (18.2 sq m)
Window to front, hot/cold air conditioning unit, inset spotlights + trunking for cabling.

Cold store 13'3" x 13' 3" (4.0m x 4.0m) 176 sq ft (16.4 sq m)
Insulated with chiller unit.

Cloakroom with low level w.c. + wall-mounted hand basin having water heater over.

Kitchenette with stainless steel sink unit having water heater over + space for fridge.

Above the lobby, office & cold store:

Mezzanine store Max. dimensions 28'9" x 13'9" (8.8m x 4.2m)
463 sq ft (43.0 sq m)
Accessed via wooden staircase - restricted height.

Total Overall Area 1,945 sq ft (180.7 sq m)

Outside To the front of the building are 2/3 allocated car spaces + a limited amount of unallocated car parking.

TERMS New lease, length to be agreed, on a normal full repairing and insuring basis.

RENT £15,000 per annum exclusive of rates.

RATES Local Authority: Wealden SBR (25/26): 43.2p
Rateable value: £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 will be charged on the rent

SERVICE CHARGE There will be a service charge levied for a contribution to maintenance of the road, the common areas and the sewerage system. This is currently £250 per quarter + VAT per unit

continued



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed by 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. I2 Knights Business Centre, Palehouse Common



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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