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Quality Industrial Unit To Let

Ground & 1st Floor Space - 2,409 sq ft

14 GHYLL ROAD INDUSTRIAL ESTATE

GHYLL ROAD, HEATHFIELD TN21 8AW



LOCATION

Situated in the main part of Heathfield's industrial area, forming part of 2 cul-de-sacs accessed off Ghyll Road. The subject premises are a mid terrace unit lying between County Windows and Horizon Instruments. The property is only a short distance away from the junction of Ghyll Road with Hailsham Road which becomes the A267 main which leads through to Horam and thence to Hailsham via the A22. Uckfield is some 8 miles to the west via the B2102.

ACCOMMODATION

The premises comprise a ground floor part storage workshop and office with a 1st floor mixture of offices and possible production area or storage.

Ground Floor

Gross internal dimensions

39' x 32'3" (11.9m x 9.8m)

1,258 sq ft (116.9 sq m)

Height to underside 1st floor

7'6" (2.3m)

Within this area are the following:

Rear office 1/store

18'3" x 14'9" (5.6m x 4.5m)

connecting with

Office 2

10'9" x 18'3" (3.3m x 5.6m)



These offices benefit from radiators and air conditioning.

Workshop/store

approx. 20'6" x 19'6" (6.3m x 5.9m)

Part suspended ceiling with inset lights.

Separate low level w.c. + hand basin.

Stairs to:

continued

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

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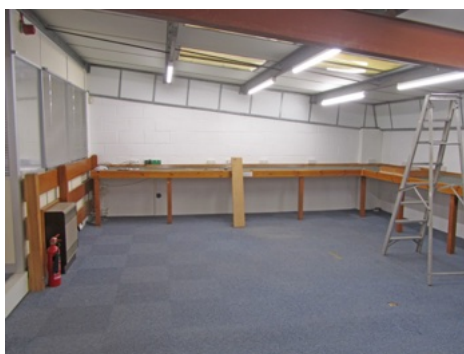
1st Floor

Main rear section

32'3" x 18'3" (9.8m x 5.6m)

589 sq ft (54.7 sq m)

Ideal for computers or light assembly having work benches along 3 sides, power points, trunking + air conditioning unit.



Front office/store

20'3" x 17'6" (6.2m x 5.3m)

309 sq ft (28.7 sq m)

Within this area is a separate w.c. & hand basin + a gas-fired boiler.

Middle office

8'9" x 13'9" (2.7m x 4.2m)

120 sq ft (11.1 sq m)

No natural light but with glazing to rear section.

Door to:

Front storage 14'9" x 9' (4.5m x 2.7m)

133 sq ft (12.4 sq m)

Minimum height 5'9" (1.8m)

Maximum height 6'6" (2.0m)

Summary of Areas

Total ground floor gross internal area 1,258 sq ft (116.9 sq m)

Total 1st floor area 1,151 sq ft (106.9 sq m)

Total Overall Area 2,409 sq ft (223.8 sq m)

Outside To the front of the unit is a tarmacaded area for loading and parking with approx. 4 spaces for this unit.

TERMS New lease on a normal full repairing & insuring basis for a term of 5 years or 10 years with a review after 5 years. However if substantial repairs are required to the roof the Landlord will be responsible for those repairs.

RENT £17,000 per annum exclusive of rates.

RATES Local Authority: Wealden SBR (26/27): 43.2p
Rateable value: £22,000

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.

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.

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14 Ghyll Industrial Estate, Heathfield



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 D (99).

VIEWING

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

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