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Warehouse With Useful Storage Mezzanine
Overall 4,334 sq ft To Let
UNITS 13-14 SHEFFIELD PARK BUSINESS ESTATE
EAST GRINSTEAD ROAD, SHEFFIELD PARK TN22 3FB



LOCATION

Sheffield Park Business Estate is well placed in central Sussex for access to a variety of towns being 1.8 miles north of the A272/A275 junction at North Chailey. East Grinstead is some 11.5 miles to the north via the A275 and Haywards Heath is just over 7 miles to the west plus Uckfield just over 7 miles to the east via the A272. Lewes is 9.5 miles the south with its junction to the A27.

This Estate lies just south of the Bluebell Railway Sheffield Park station. The units have been converted and refurbished, together with some new additional construction, to form a variety of various sized units offering flexible business space. On driving into the Estate travel almost to the end past a number of units on the righthand side of which Unit 12 is the last and to the side of Unit 12 is a concrete slope which leads round the back to Units 13-14.

ACCOMMODATION

The premises comprise a concrete framed building which has been recently re-clad with insulated profile cladding to the elevations and roof. There is good natural light provided by translucent panels in the roof. In more detail the premises are arranged as follows:

Gross internal dimensions



Internal width	38'3" (11.7m)
Depth	78' (23.8m)
	2,984 sq ft (277.2 sq m)
Eaves full height	15'9" (4.8m)

Within this overall area is a store room 8'6" x 13'3" (2.6m x 4.0m), cloakrooms comprising 2 separate w.c.s with hand basins + a separate small store cupboard.

continued

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

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2. Units 13-14 Sheffield Park Business Estate

Mezzanine

69'3" x 19'6" (21.1m x 5.9m)

1,350 sq ft (125.4 sq m)

Maximum height to roof 11' (3.4m)

Minimum height to roof 6'3" (1.9m)



Twin metal staircases leading to ground floor, one leading direct to fire door leading to outside.

The unit benefits from an electric roller shutter door 13' x 13' (4.0m x 4.0m)

Summary of Areas

Ground floor area 2,984 sq ft (277.2 sq m)
Mezzanine floor area 1,350 sq ft (125.4 sq m)
Total Overall 4,334 sq ft (402.6 sq m)

Outside The entire Estate is within secure fencing with electronic gates. There is concrete hard standing in front of the unit shared with adjoining units. 3 car spaces, 2 to the side and 1 to the front, are reserved for this unit. Further car parking is available subject to negotiation.

TERMS New 10 year lease on a normal full repairing and insuring basis with a rent review after 5 years.

RENT £24,000 per annum exclusive of rates.

RATES Local Authority: Lewes SBR (19/20): 49.1p
Rateable value: £18,500

VAT VAT will be charged on the rent.

SERVICE CHARGE There is an estate service charge to include maintenance of the electric gates, sewage system, car parking areas. Contribution to be confirmed.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

Broadband We are informed by the Landlord that there is Fibre to the Site and some units have direct connections to that facility. We are also informed that the speed could be as high as 300MB. Occupiers will need to verify this information.

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

200904

continued



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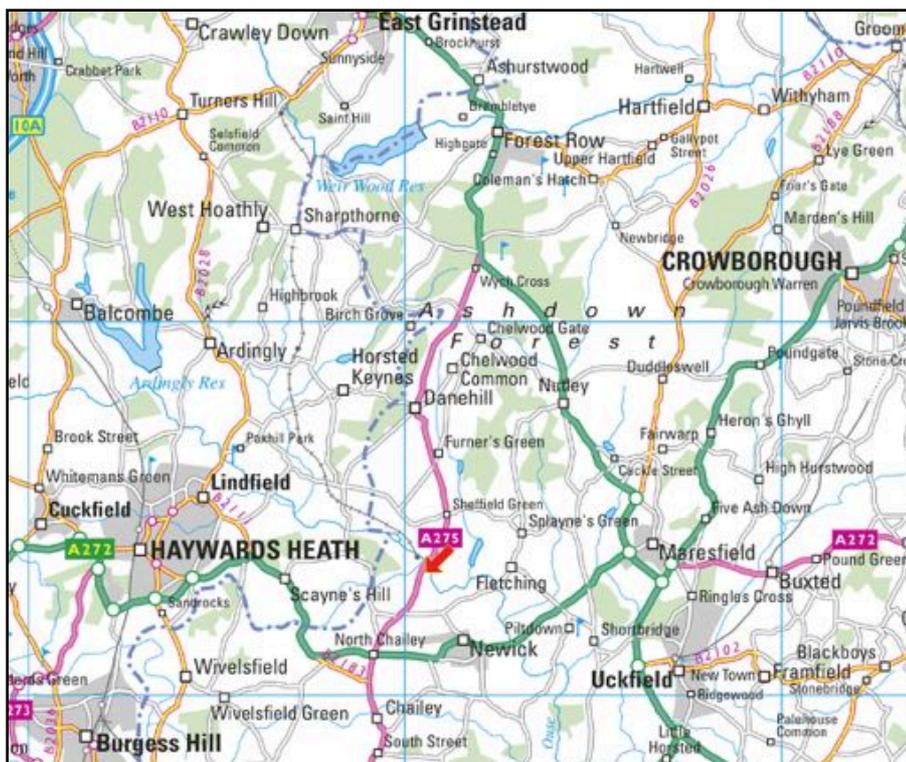
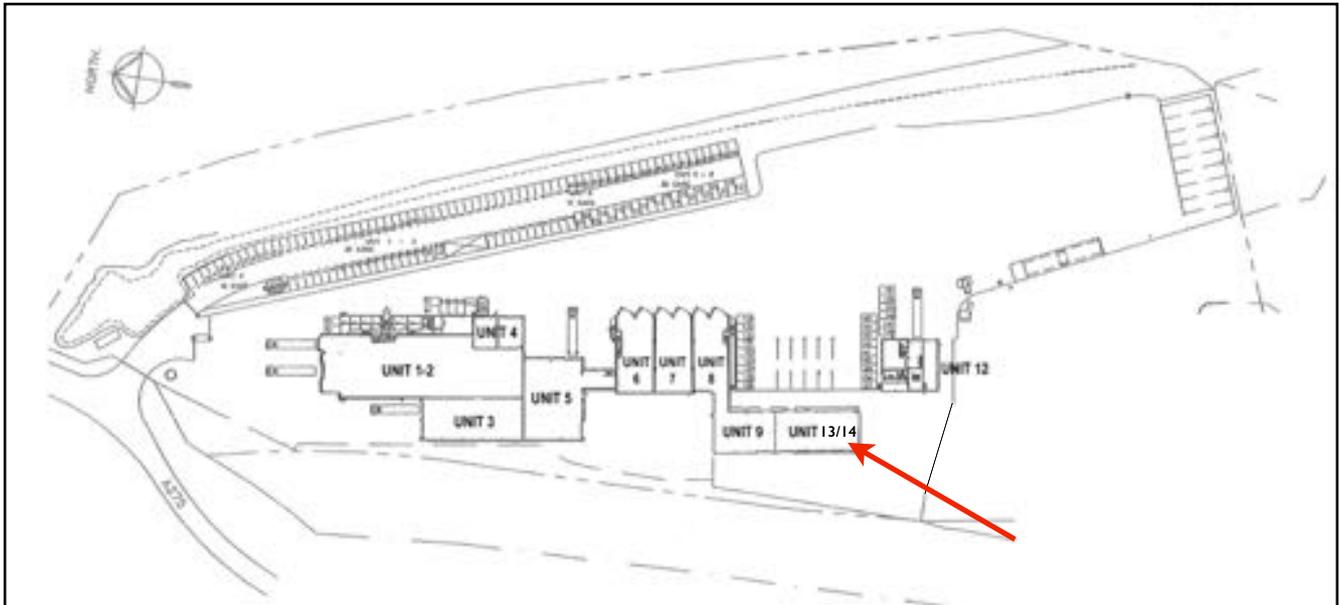
Accred. No. A6545



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. Units 13-14 Sheffield Park Business Estate



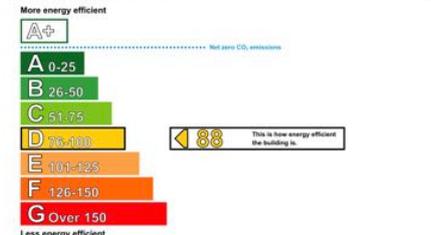
Energy Performance Certificate

Unit 13-14 Sheffield Park Business Estate
 East Grinstead Road
 Sheffield Park
 UCKFIELD
 TN22 3FB

Certificate Reference Number:
 9501-3059-0834-0790-8405

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	421
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	49.61
Primary energy use (kWh/m ² per year):	293.45

Benchmarks

Buildings similar to this one could have ratings as follows:

35 If newly built

103 If typical of the existing stock