



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

Warehouse/Factory To Let - 1,560 sq ft
Busy Main Road Location - A22 London/Eastbourne Road
UNIT 7 HOLMES HILL ESTATE
HOLMES HILL, WHITESMITH, EAST SUSSEX BN8 6JA



LOCATION

Situated on the main A22 London/Eastbourne road 7 miles south of Uckfield, 5 miles north of Hailsham and only a few yards north of the junction with the B2124 Lewes road. Close by is the **Harley Davidson** showrooms and workshops. The Holmes Hill Estate is a mixture of industrial and other buildings including **Holmes Hill Furniture** specialist oak & pine furniture, **Happy Days** cafe and **Masterpiece** pottery painting studio. This particular unit lies between **Holmes Hill Shepherds Huts** and **Wheatsheaf Interiors**.

ACCOMMODATION

The unit comprises an centre terrace warehouse/factory of steel frame construction with insulated metal profile cladding having translucent light panels. In more detail the unit is arranged as follows:

Unit 7

Internal width 19'6" (5.9m)

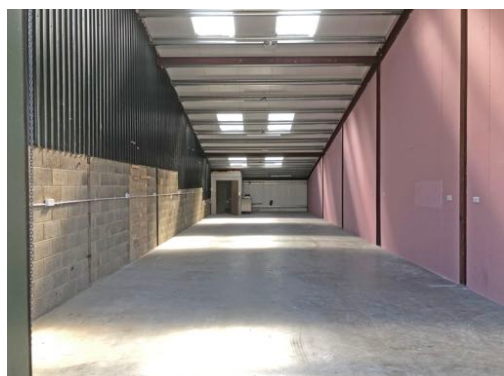
Depth 80' (24.4 m)

Gross internal area

1,560 sq ft (144.9 sq m)

Height at rear 8' (2.4m)

Height at front 18' (5.5m)



LED strip lights + roller shutter door
9'9" [w] x 13'9" [h] (3.0m x 4.2m).

Within this area is a disabled
compliant cloakroom with low level
w.c. & pedestal hand basin.

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.	Unit 7 Holmes Hill Estate, Whitesmith
Outside	To the front of the Unit is a shared concrete roadway providing access to main road. Allocated car parking.
TERMS	New 5 year lease on a normal full repairing and insuring basis with a tenant's only break clause after 3 years with 6 months' notice.
RENT	£12,500 per annum exclusive of rates.
RENT DEPOSIT	The Landlord will require a rent deposit equivalent to 3 months rent.
RATES	Local Authority: Wealden SBR (20/21): 49.9p Rateable value: Awaiting assessment
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 not be charged on the rent.
SERVICE CHARGE	The Landlord levies a service charge for maintenance of the common areas including the sewage system, cctv and electric entrance gate. The current charge is levied at a rate of 30p per sq ft per annum.
SERVICES	The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.
VIEWING	Strictly by prior appointment with agents, Lawson Commercial.



N.b.
Close by is a small compound with optional office.
Compound:
32'6" x 54'3" (9.9m x 163.8m)
2,644 sq ft (245.6 sq m)
Surrounded by a palisade fence approx 7' (2.1m) high.

Available without the office at a rent of £3,500 pa. The office can be included + a w.c. could be installed subject to negotiation but at an additional cost.

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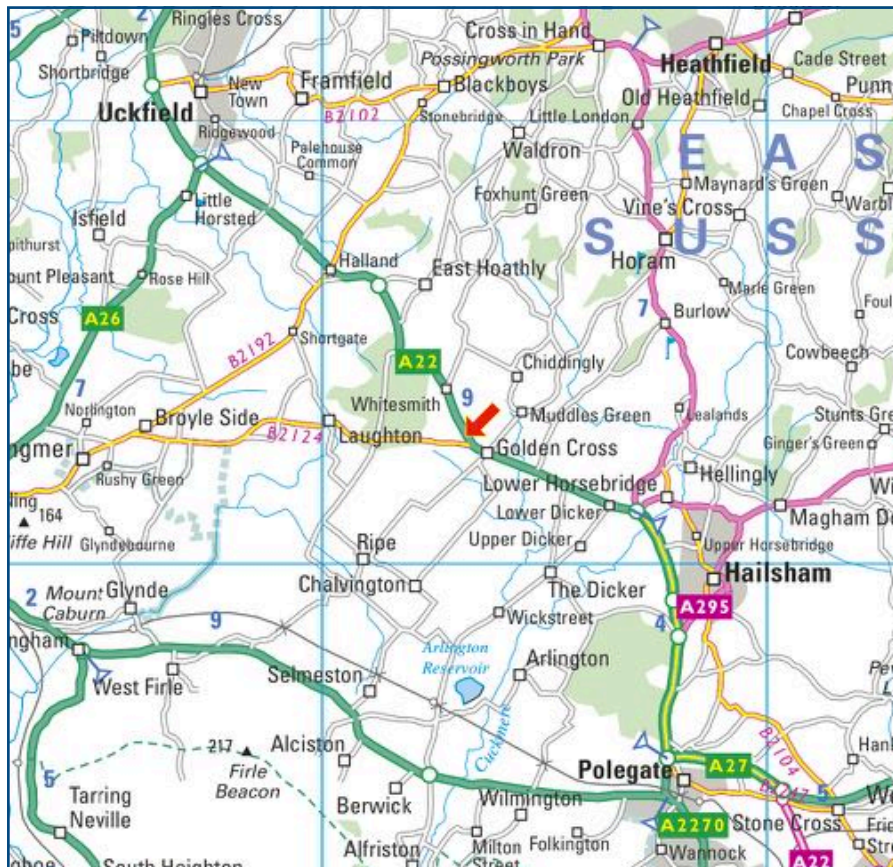
Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed 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. Unit 7 Holmes Hill Estate, Whitesmith



Energy Performance Certificate	HM Government
Non-Domestic Building	
Unit 7 Holmes Hill Estate Holmes Hill LEWES BN8 6JA	Certificate Reference Number: 9768-3030-0937-0090-4121

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
More energy efficient
A+
A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150
Less energy efficient
Net zero CO ₂ emissions
70
This is how energy efficient the building is.
Technical Information
Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m ²): 300
Building complexity (NOS level): 3
Building emission rate (kgCO ₂ /m ² per year): 39.68
Primary energy use (kWh/m ² per year): 275.17
Benchmarks
Buildings similar to this one could have ratings as follows:
23 If newly built
68 If typical of the existing stock

EPC relates to this unit
+ unit next door
before division