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The Old Dairy, Bluebell Business Estate, Sheffield Park  
TN22 3QB  
TO LET: YARD AND WORKSHOP

# LOCATION



The property is situated just off the A275 opposite the famous Bluebell Railway almost midway between Uckfield and Haywards Heath and north of Newick.

## Description

The property comprises an approx' 0.6 acre site incorporating open storage split across two levels, a detached industrial unit/warehouse, plus substantial yard.

The workshop has 3 phase power and waste oil heating.

## Key Features

- Industrial unit with 3 phase
- Available to let
- Open storage over two levels

## Accommodation

Open storage/yard approx' 0.6 acre  
Ground floor warehouse: 1,133 sq ft (105.30 m<sup>2</sup>)

## Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed with rents set out below:

Workshop GIA 1,133 sq ft - £12,000pa  
Open storage: 26,000 sq ft - £37,500pa

## Planning

Our client also has planning consent under LW/17/0822 to develop

a further workshop to the north of the existing workshop. This was consented with the office accommodation and so we believe has been implemented and so the consent for the workshop is ongoing. We suggest that interested parties satisfy this information with a planning expert. We are of the view that the established use of the premises is a mix of Classes E, B2 and B8 under the new Use Classes Order 2020.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

TBC

## Business Rates

Rateable Value - Workshop/Land - £TBC  
Rates Payable: £TBC

Interested parties are advised to contact Wealden District Council  
Tel: 01323 443322 or [www.wealden.gov.uk](http://www.wealden.gov.uk) to verify this information.

## VAT

VAT may be payable on the terms quoted.



## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Strictly via prior appointment through Joint Agents:

### **Graves Jenkins - 01293 401040**

David Bessant 07767 422530  
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Stephen Oliver 07786 577323  
oliver@graves-jenkins.com

### **Oakley Commercial - 01273 688882**







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