



graves  
jenkins  
PROPERTY PEOPLE

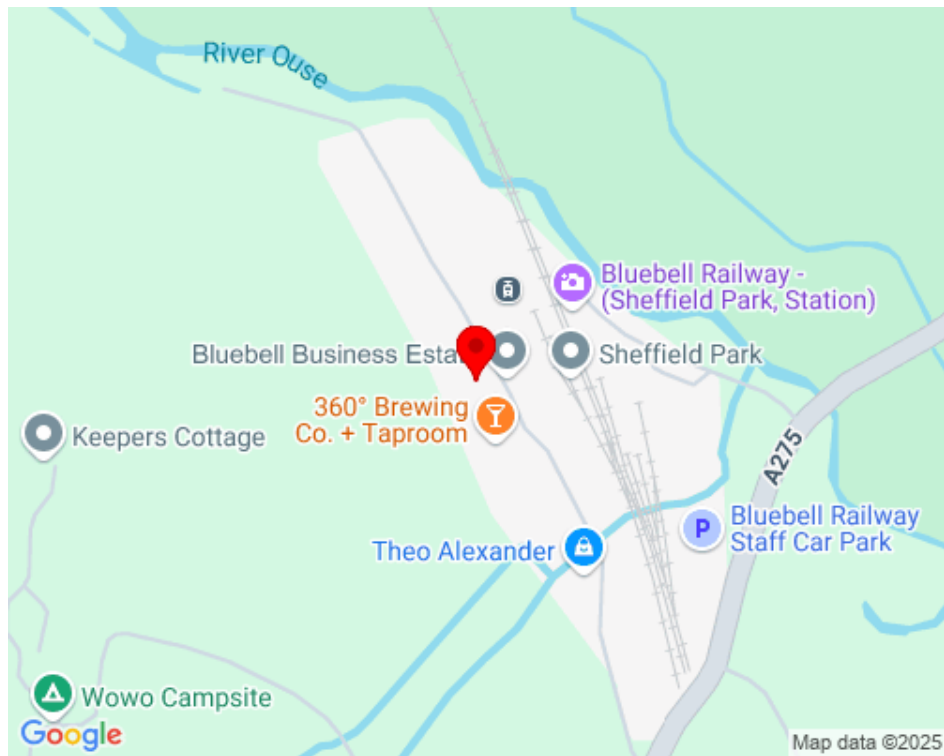
[gravesjenkins.com](https://www.gravesjenkins.com)



# The Old Dairy, Bluebell Business Estate, Sheffield Park TN22 3QB

TO LET/FOR SALE: GRADE 'A' OFFICE BUILDING - 4,600 SQ FT (427.35 M2)

# 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 a detached attractive, newly finished Grade 'A' office building, with excellent parking provision, on a self-contained site.

The offices were constructed less than 2 years ago and provide quality accommodation including; air conditioning, underfloor heating, exposed original brickwork, breakout room, double glazing, LED lighting, fitted kitchen, male & female WCs on both levels, shower and all furniture can be included.

## Key Features

- Air source heat pump serves underfloor heating
- Excellent parking provision
- Top quality offices and training

## Accommodation

Ground floor offices: 2,818 sq ft (261.80 m2)

Lower level offices, plus storage: 1,782 sq ft (165.58 m2)

**Total: 4,600 sq ft (427.35 m2)**

## Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£69,000 per annum**.

**Alternatively** for sale freehold at a price of **£895,000 (Eight**

**Hundred and Ninety Five Thousand Pounds)**

## 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.

## 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

Rating A - 16

## Business Rates

Rateable Value - Offices and Yard - £50,000

Rates Payable: £24,950 (2021/22)

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

bessant@graves-jenkins.com

Stephen Oliver 07786 577323

oliver@graves-jenkins.com

### **Flude Property Consultants - 01273 727070**

Alex Roberts

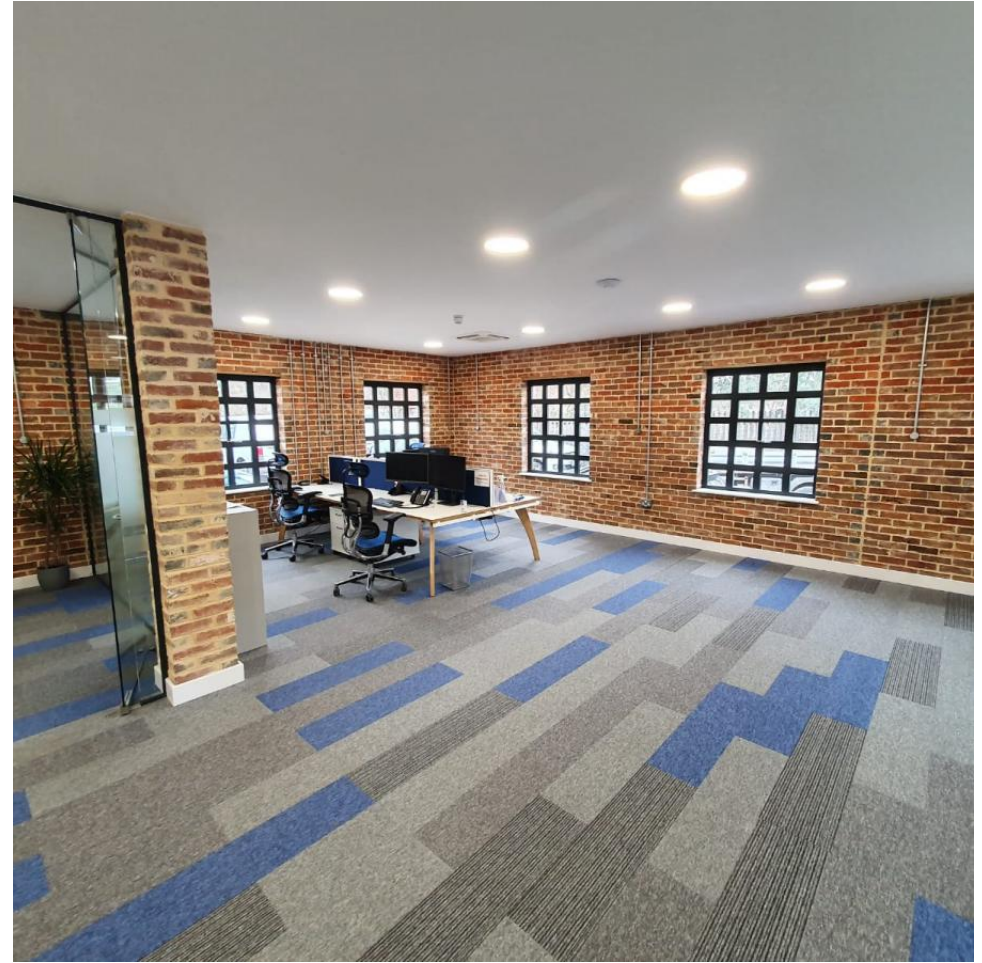
a.roberts@flude.com

Aaron Lees

a.lees@flude.com



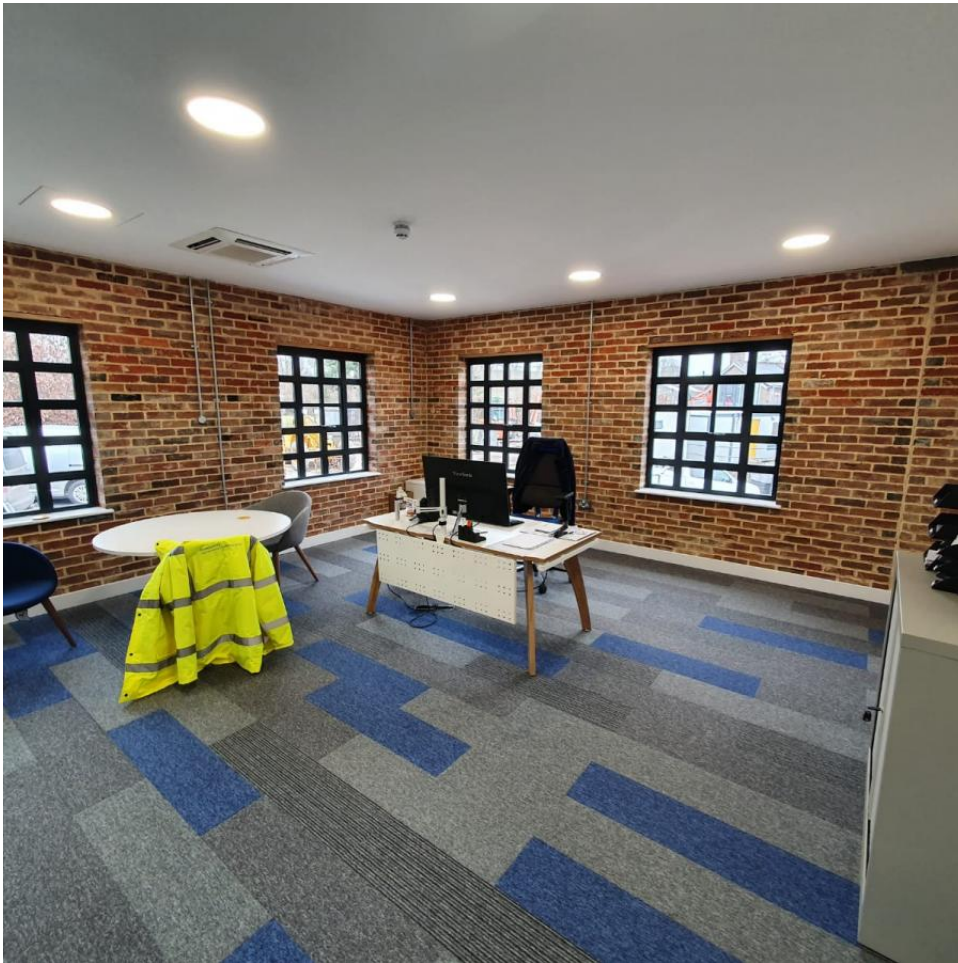






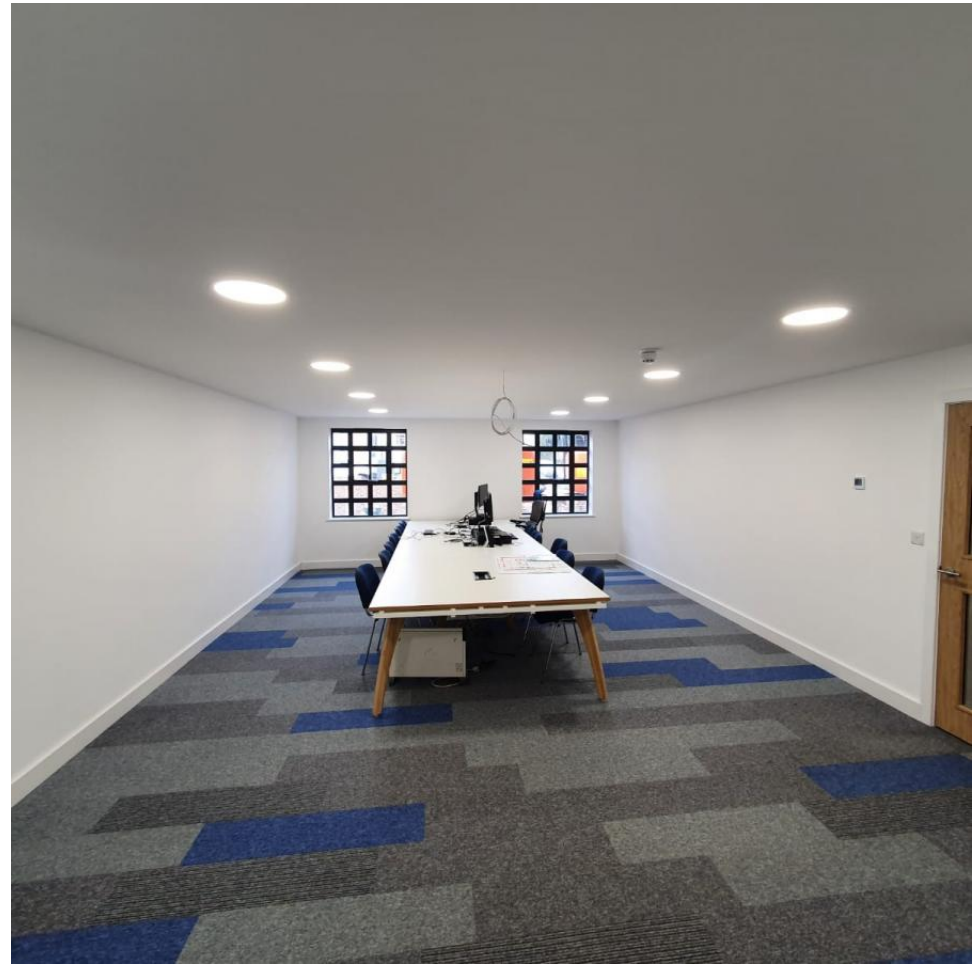
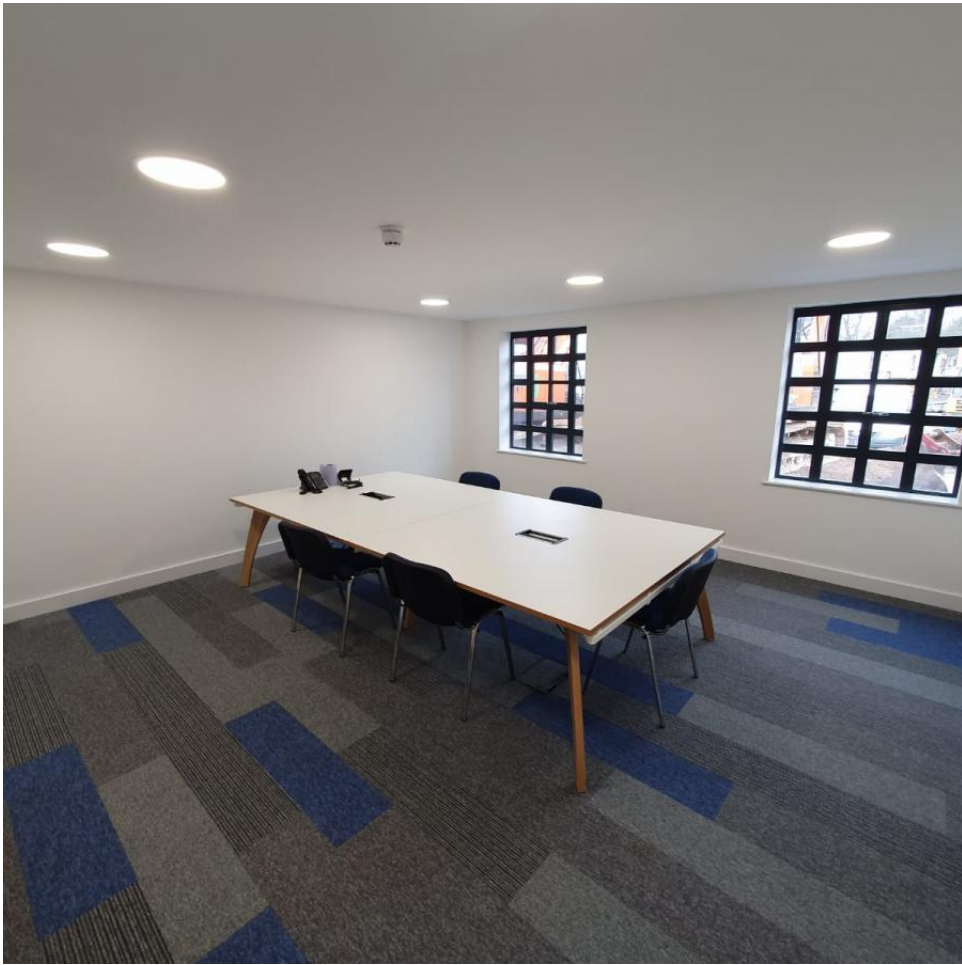














GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



Stephen Oliver

01293 401040  
07786 577323  
[oliver@graves-jenkins.com](mailto:oliver@graves-jenkins.com)



David Bessant

01293 401040  
07767 422530  
[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)



CRAWLEY OFFICE  
5 Gleneagles Court  
Brighton Road  
Crawley  
West Sussex  
RH10 6AD