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

TO LET/FOR SALE: OFFICE AND INDUSTRIAL SPACE - 5,733 SQ FT (532.6 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 1.01 acre site incorporating an attractive, newly finished Grade 'A' office building, a detached industrial unit/warehouse, plus substantial yard space with excellent parking provision.

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
- The property sits on a plot of approx' 1.01 acre site
- Excellent parking provision
- Top quality offices and training

Accommodation

Ground floor warehouse: 1,133 sq ft (105.30 m²)

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

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

Total: 5,733 sq ft (532.6 m²)

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: The

preference is to let the entire site to one occupier but the client may consider splitting each part.

Office: 4,600 sq ft - £69,000pa

Workshop GIA 1,133 sq ft - £12,000pa

Open storage: 30,000 sq ft - £37,500pa

Total: 35,733 sq ft - £118,500pa

Alternatively, our client will give consideration to offers for the sale of the freehold interest.

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

Rating A - 16



Business Rates

Rateable Value - Offices and Yard - £50,000
Rates Payable: £24,950 (2021/22)

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 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
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Flude Property Consultants - 01273 727070

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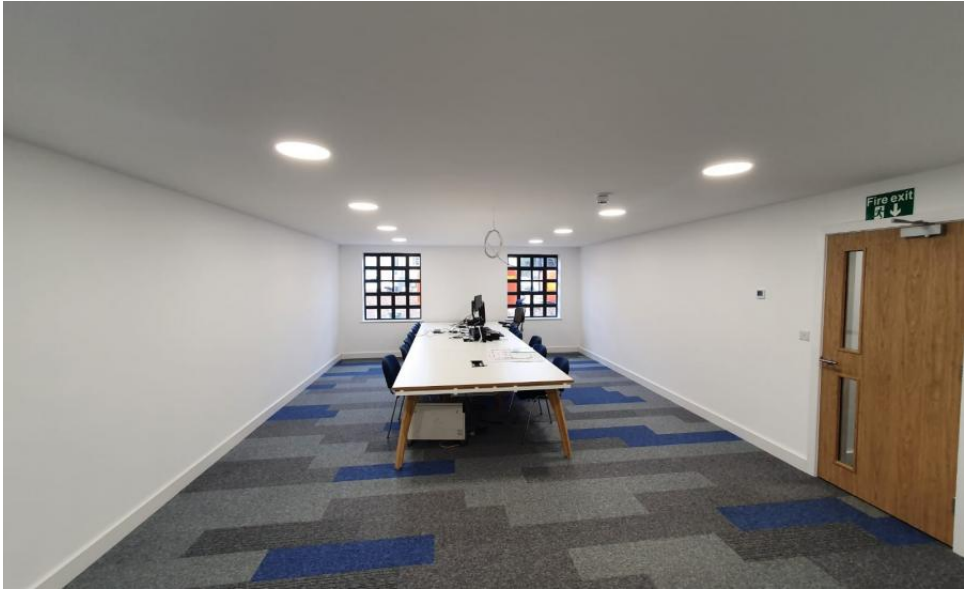
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