

Industrial unit with adjoining showroom to let – overall 234.9 sq m (2530 sq ft)

Unit 12 Sheffield Park Business Estate, Sheffield Park, East Sussex. TN22 3FB



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Smith & Co.**
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Suite D, Eden House,
Office Village, River Way,
Uckfield, East Sussex. TN22 1SL

Also at:

The Beehive, City Place, Gatwick,
West Sussex. RH6 0PA

Location

Sheffield Park Business estate is located off the A275 at Sheffield Park close to the well known Bluebell Railway and Bluebell Industrial Estate. Trading Boundaries is close by. There is easy access to the A272 leading to Uckfield and Haywards Heath. A series of businesses are located at the estates including an independent Porsche servicing centre, John Shaw garden machinery and Ash builders & developers.

Accommodation

The premises comprise a recently refurbished industrial building arranged as workshop with adjoining former showroom having offices, kitchen and cloakrooms. In more detail the premises are arranged as follows:

Workshop

Internal width 4.1m (13' 6")

Depth 14.6m (48')

59.9 sq m (648 sq ft)

Roller shutter to front, strip lights.

Adjoining building

Showroom/workshop

4.2m (13' 9")

14.4m (47' 3")

60.5 sq m (650 sq ft)

Glazed doors to front, inset roller shutter door. Steps to:

Mezzanine floor overall

36.5 sq m (391 sq ft)

We take great care in the preparation of these particulars but they are intended as a guide only and are not a substitute for proper enquiries. Nothing contained in these particulars is intended to be a representation or form the basis of any contract. All properties are offered subject to contract and availability. If you are travelling to view, please contact us in advance to confirm the property is still available and the latest terms. Neither Oldfield Smith & Co nor our clients accept any liability in respect of the content of these particulars. The mention of any heating, cooling or other plant, machinery, fixtures and fittings does not imply that they are in working order or fit for purpose. Prospective tenants or purchasers must commission their own survey and rely upon the results of their own enquiries.

Doors to:

Kitchen	7.0m (23')	
	3.1m (10' 3")	21.7 sq m (236 sq ft)

Fitted with stainless steel sink unit with cupboards under. Doors to:

Cloakroom fitted with low level wc and wash hand basin.

Lobby area with sink unit, doors to:

Cloakroom with low level wc

Inner lobby	2.5m (8' 3")	
	3.4m (11')	9.5 sq m (91 sq ft)

Office 1	8.2m (27')	
	4.8m (15' 9")	39.4 sq m (425 sq ft)

Windows along one side, wood effect flooring, suspended ceiling with inset lighting, door to outside

Office 2	2.4m (7' 9")	
	3.5m (11' 6")	8.4 sq m (89 sq ft)

Door to outside

Total overall area 234.9 sq m (2530 sq ft)

Outside

Parking provided immediately to the front

Terms

New lease length to be agreed on normal full repairing and insuring basis.

<i>Rent</i>	<i>Rates</i>
	<i>(rateable value)</i>
£19,500pa	£16,500

N.B. Eligible businesses may be entitled to small business rate relief. Further information is available at the government website: www.voa.uk/apply-for-business-rate-relief

VAT

VAT may be charged on the rent or freehold price. Prospective tenants and purchasers are advised to make further enquiries to establish whether VAT is chargeable.

Services

Reference to any services, appliance or otherwise in these particulars does not imply (i) they are included in the rental or sale or (ii) they are in full and working order

Note

We are advised the letting will be excluded from the renewal provisions of the Landlord & Tenant Act 1954

EPC

Energy Performance Certificate HM Government
Non-Domestic Building

Unit 12
Sheffield Park Business Estate
East Grinstead Road, Sheffield Park
UCKFIELD
TN22 3FR

Certificate Reference Number:
9050-7976-0043-396C-1020

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+

..... Mid non TC, unregulated

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

106 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):	284
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	79.95
Primary energy use (kWh/m ² per year):	472.38

Benchmarks

Buildings similar to this one could have ratings as follows:

50 If newly built

146 If typical of the existing stock

