

**Modern Industrial investment opportunity on established trading estate  
MPE Electronics, Brambleside, Bellbrook Business Park, Uckfield, East Sussex. TN22 1QQ**



*Location*

The premises are located on Brookside, within the established Bellbrook Business Park in Uckfield. Occupying a corner plot, the premises have vehicular access to both the front and side with frontage to Brambleside. Other businesses at this location include Pure print and the office development Kingfisher Court. This is one of the most recently developed parts of the estate and as such buildings tend to be of a modern design and better standard of construction.

*Accommodation*

The premises comprise an industrial unit of steel frame construction with profile cladding. It has been extended and re-clad and benefits from security fencing, mirrored windows with 2 separate car parks and loading area to side.

The ground floor has a gross internal area of 792 sq m (8,525 sq ft) arranged as warehouse & production area, test department, offices, staff room/canteen, and 2 sets of cloakrooms. There are stairs to a mezzanine platform with open walkway over the warehouse providing access to offices and rest room with further offices and 2 sets of cloakrooms to the front plus stairs down to ground level. The mezzanine area has a usable area of 140.4 sq m (1,511 sq ft)

*Tenant*

The premises are let to MPE Electronics Limited on a fully repairing and insuring lease for a term of 15 years from 1 January 2014 ending on 31 December 2028 with rent reviews at 1 November 2018 and 5 yearly intervals. The passing rent is £60,000 at the 2018 review.



Chartered Surveyors &  
Commercial Property  
Consultants

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[www.oldfield-smith.co.uk](http://www.oldfield-smith.co.uk)

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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.

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.

Further information regarding the tenant can be found at their web site:  
[www.mpe-electronics.co.uk](http://www.mpe-electronics.co.uk)

Price *Business Rates (rateable value)*

£950,000 £50,000  
 Representing an initial return of 6.32% before purchasers' costs.

VAT

VAT may be charged on the purchase price. Prospective buyers 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

EPC

**Energy Performance Certificate** HM Government  
 Non-Domestic Building

MPE Electronics  
 Brambleside  
 Bellbrook Industrial Estate  
 UCKFIELD  
 TN22 1GG

Certificate Reference Number:  
 0390-0930-6332-7629-0006

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](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+ 0-25  
 A 26-50  
 B 51-75  
 C 76-100  
 D 101-125  
 E 126-150  
 F Over 150  
 Less energy efficient

67 This is how energy efficient the building is.

**Technical Information**

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	840
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	79.02
Primary energy use (kWh/m <sup>2</sup> per year):	459.34

**Benchmarks**

Buildings similar to this one could have ratings as follows:

32 If newly built  
 92 If typical of the existing stock

