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New Modern Industrial Unit To Let UNIT 21 SQUIRES FARM INDUSTRIAL ESTATE PALEHOUSE COMMON TN22 5RB



LOCATION

Squires Farm Industrial Estate is situated on the southeast outskirts of Uckfield being some 2 miles from the centre of the town and 1.2 miles from the A22 junction at Halland. The Estate is accessed from Palehouse Common which adjoins the B2192 Halland/Heathfield road. A private driveway, Squires Lane, leads to the Estate. To the left behind a secure palisade fence lies a gated area and Units 19-21 are a terrace of brand new units in the far lefthand corner. This particular unit is, however, accessed directly off the private driveway rather than through the gated area. Other occupiers of the Estate include **Haynes Agricultural, Sussex Stone** and **Allied Waste**.

ACCOMMODATION

The premises comprise an end of terrace steel frame industrial unit with insulated profile clad elevations under a profile clad roof with translucent roof panels providing natural light. It benefits from an electric roller shutter door on the end elevation + hi-bay LED lighting and limited 3-phase power is available.

Depth	39'6"	(12.0m)
Width - front	25'3"	(7.7m)
- rear	39'	(11.9m)
	1,255 sq ft	(116.6 sq m)
Eaves height		17'9" (5.4m)
Apex height		21' (6.4m)
Roller shutter door	14'9" [w] x 14'3" [h]	(4.5m x 4.3m)



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2. 21 Squires Farm Industrial Estate, Palehouse Common

Concrete floor + in one corner a cloakroom having low level w.c. & hand basin with water heater over.

Outside There is a concrete loading area in front of the unit. There is also a large parking area.

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

N.b. The Landlord has his own Agreement which we are able to email for consideration. A rent deposit equivalent to 3 months rent is normally required. Upon signing the Agreement, providing the deposit and paying rent in advance, a tenant can have occupation.

RENT £14,000 per annum exclusive of rates.

RATES Local Authority: Wealden SBR (24/25): 49.9p
Rateable value : TBA

N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

SERVICE CHARGE A service charge will be levied for a contribution to cover maintenance of the road, common areas and the sewage system. Currently this is £250 per quarter.

VAT Will be charged on the rent & service charge.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

EPC The landlord has been advised that an energy performance certificate is required.

VIEWING Strictly by prior appointment with agents, **Lawson Commercial.**

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