



UNIT 3 & 3A BLUEBELL BUSINESS ESTATE, SHEFFIELD PARK, UCKFIELD, EAST SUSSEX, TN22 3HQ

- **WAREHOUSE UNIT TO LET ON FLEXIBLE TERMS**
- **TO LET ON A NEW LEASE OR LICENCE AGREEMENT**
- **11,829 SQ FT (1099 m²)**



Location

Bluebell Business Park is located off the A275 at Sheffield Park immediately next to the well known Bluebell Railway. 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 estate including an independent Porsche servicing centre, John Shaw garden machinery and 360° Brewery.

Description

The premises comprises an industrial unit of steel frame construction with a profile steel roof. There are a series of roof panels providing good nature light.

The entire unit is over 30,000 sq ft and we are looking to sub let the rear part with our client looking to retain the left hand loading door and one line of 7m racks. The premises have the following features:

- Electrically operated shutter loading door (5.21 m high x 4.33 m width).
- Male & Female WC's
- Area suitable for an office or staff breakout area of approximately 430 sq ft.
- Shared use of yard for parking and possible storage space for containers.
- Use of 10 storage racks of approximately 7m each.

Accommodation

The units have the following approximate gross internal floor areas:

Unit	Sq m	Sq ft
Warehouse	1,099 m ²	11,829 Sq Ft

Terms

The unit is available to let on an internal repairing and insuring lease on flexible terms. The leases would be contracted outside of the Landlord & Tenant Act 1954.

The rent would be inclusive of business rates, service charge and utilities.

Rent

Fully inclusive rent upon application.

VAT

VAT is chargeable on the rent.

Use

Storage use only and use of the existing racking system.

Anti Money Laundering Regulations 2017

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include checks of ID & proof of address. Where a tenant is a company, we will require company structure, and checks will be required for majority shareholders. Further information can be provided on request



EPC

The premises has an EPC rating of 92 (D). A copy of the EPC certificate is available upon request.



Colyer Commercial has not checked and do not take any responsibility for any of the services within this property and would recommend that any ingoing occupier satisfies themselves in this regard. These particulars and the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All figures quoted are exclusive of VAT if applicable.

STRICTLY BY APPOINTMENT WITH SOLE LETTING AGENTS

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