



chartered surveyors
and property consultants



Units 2 & 3 Station Road Industrial Estate • Browning Road • Heathfield • East Sussex TN21 8DB

Trade Counter / Warehouse Unit / Offices & Showroom - To Let - 1838 sq ft (170.69 sq m)

COMMERCIAL

Location

Starion Road Industrial Estate is located in Heathfield, a small, affluent market town in East Sussex. Browning Road is in a central location, just south of the High Street, and opposite Waitrose. Heathfield is approximately 16 miles north of Eastbourne, 26 miles south of Tunbridge Wells, 45 miles west of Folkestone and 60 miles south of Central London. The closest train station to the premises is located in Buxted which is approximately 6 miles west of the property, with a direct service to London Bridge with a journey time of around 1hr 15 mins. There is additional free car parking opposite this industrial estate in the Cuckoo Trail public car park.

Description

A pair of interconnecting trade counter / warehouse units, providing both storage and well-presented office / showroom space. Immediately to the front of the units is a forecourt parking area for 6 cars. There is also a shipping container situated on the front for additional storage.

Floor Areas

The units have the following floor areas, measure on a gross internal basis:

	sq m	sq ft
<u>Unit 2</u>		
Offices & Showroom	85.47	920
<i>(plus, additional office / showroom)</i>	<i>19.75</i>	<i>213 – part of unit 3</i>
<u>Unit 3</u>		
Trade Counter & Warehouse	65.47	705
<i>(plus, additional office / showroom)</i>	<i>19.75</i>	<i>213 – now part of unit 2</i>
Mezzanine Store area	20.00	215
TOTAL – combined Ground	<u>170.69</u>	<u>1838</u>
Mezzanine	<u>20.00</u>	<u>215</u>

Rent

£24,000 per annum, plus VAT and exclusive of all other outgoings.

Terms

Lease terms by arrangement.

The current occupier's fixtures, fittings, furniture and equipment are available by separate negotiation.

Business Rates

The rateable value is £14,000. There will be an element of Small Business Rates Relief with this valuation. Further details on application.

Viewing Arrangements

Strictly by appointment.

T – **01892 552500**

Julie Chalmers – julie.chalmers@durlings.co.uk

Rupert Farrant – rupert@durlings.co.uk

Important Note:

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

- Subject to contract & lease
- Subject to receipt of satisfactory references & accounts
- A security deposit will be required.





Contact Rupert Farrant or Julie Chalmers on 01892 552 500 rupert@durlings.co.uk julie.chalmers@durlings.co.uk www.durlings.co.uk 22 Mount Ephraim Road, Tunbridge Wells, Kent TN1 1ED

