



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
(plus, additional office / showroom)	19.75	213 – part of unit 3
<u>Unit 3</u>		
Trade Counter & Warehouse	65.47	705
(plus, additional office / showroom)	19.75	213 – now part of unit 2
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.

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Important Note:

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



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