

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK

13-14



TO LET

INDUSTRIAL AND WAREHOUSE – 3,104 SQ FT (288.42 SQ M)

**Unit 13-14 , Sheffield Park Business Estate, East Grinstead Road,
Sheffield Park, East Sussex, TN22 3FB**

DESCRIPTION

The property comprises a 3,104 sq ft warehouse/industrial unit with a 1,554 sq ft mezzanine to the rear of Sheffield Park.

LOCATION

The property is situated on the south side of the A275 Lewes Road opposite the Bluebell Railway Station. The site is equidistant between Uckfield to the east and Haywards Heath to the west. Access to the A23 is to the west and the A22 to the north via East Grinstead.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor	3,104	288.42
TOTAL	3,104	288.42
Mezzanine	1,554	144.37

AMENITIES / OPPORTUNITY

- Warehouse lighting
- Roof lights
- Concrete floor
- Full height electric roller shutter door (4.0m H x 3.9m W)
- Minimum eaves height 4m
- Maximum eaves height 6m
- Eaves under mezzanine 2.73m

RENT

£31,000 PAX

RATES

The current Rateable Value of the property is £29,250.

VAT

VAT will be charged on the quoting terms.

LEGAL COSTS

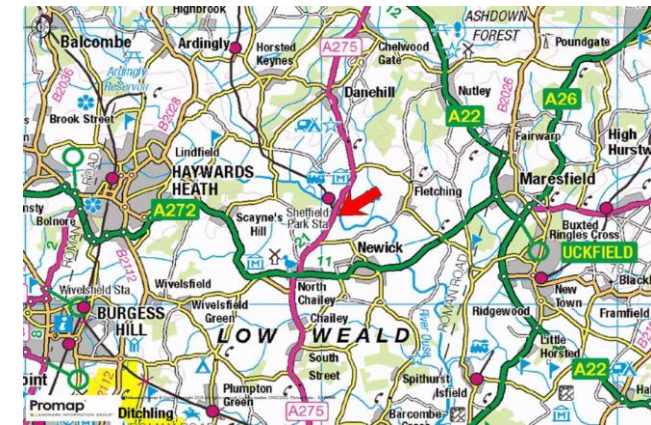
Each party to be responsible for their own legal costs.

EPC

76-100

D

88 D



VIEWINGS – 01293 441300

Laura Thomson

t: 07947 373 275

e: lthomson@shw.co.uk

James Clement

t: 07961 231 286

e: jclement@shw.co.uk



@SHWProperty



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**