



SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK

TO LET

LIGHT INDUSTRIAL WAREHOUSE – 2,203 SQ FT (204 SQ M)

Unit 6 Merrydown Business Park, Discovery Way (A267), Horam, East Sussex TN21 0GE

DESCRIPTION

- Modern business park
- Full height storage with roller shutter
- Fitted mezzanine offices
- Kitchen and DDA WC
- 3 phase supply
- Fire alarm, security alarm, CCTV
- 5x allocated parking spaces

VIRTUAL TOUR

[Click here](#)

LOCATION

Situated on the western side of Little London Road (A267), just south of the junction with the B2203 Heathfield Road, approximately 5 miles north of Hailsham and the A22. Horam is a rapidly growing village with various new housing developments. The village high street benefits from all the usual conveniences and services.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Footprint	1,379	128.11
First Floor Offices	824	76.55
TOTAL	2,203	204.66

TERMS

£22,000 per annum exclusive of other outgoing plus VAT on a new lease

RATES

[2023 Rateable Value: £12,500](#)

Eligible for [Small Business Rates Relief](#)

ESTATE CHARGE

TBC

USE

B1 (now Class E) with operating hours of

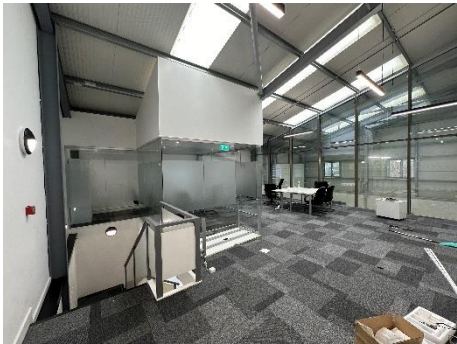
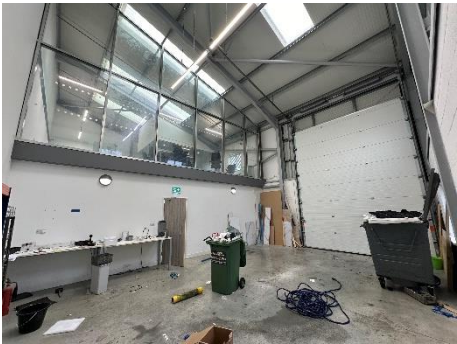
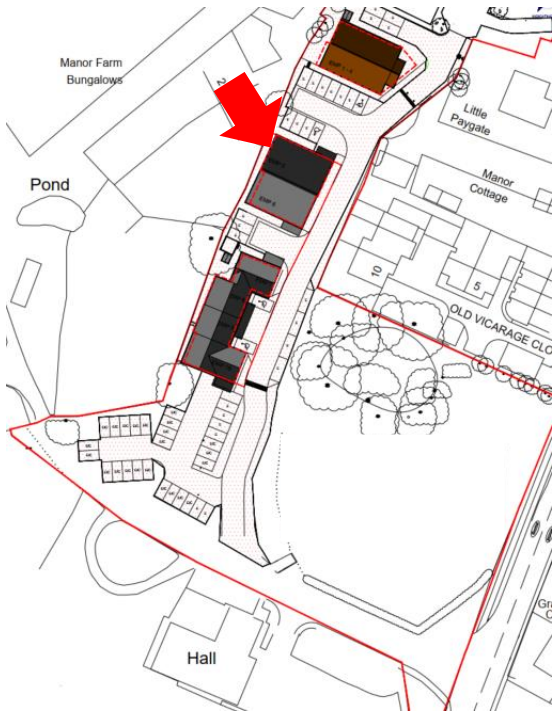
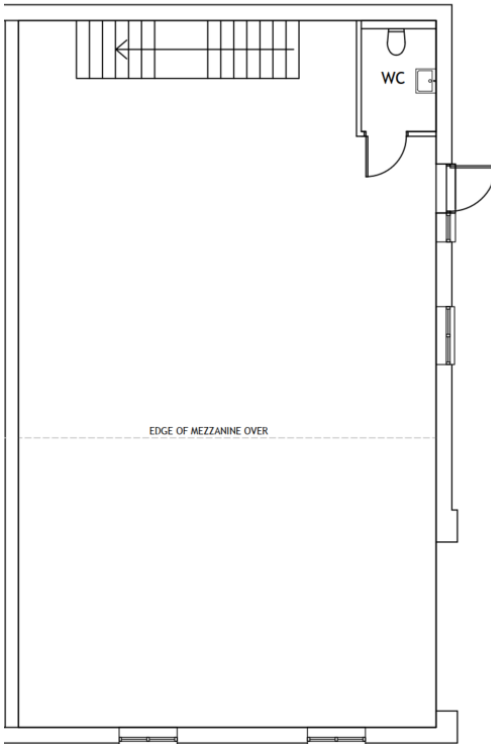
- 7am to 7pm Monday to Friday
- 8am to 1pm on Saturdays
- Prohibited on Sundays, Public or Bank Holidays

as per Planning Application

[WD/2017/1685/MFA](#)

EPC

[C-57](#)



VIEWINGS –

Max Perkins

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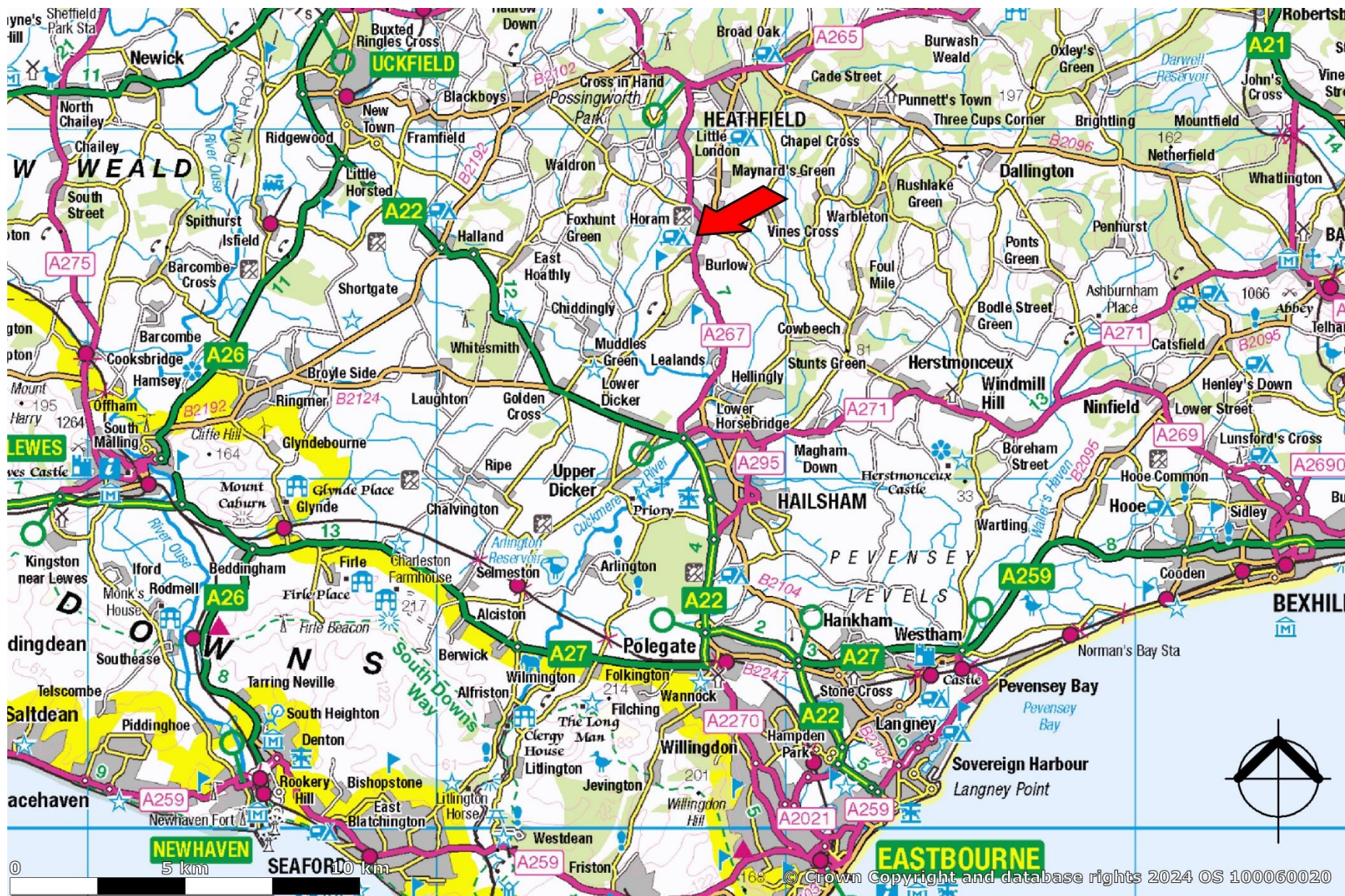


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