

The logo consists of the letters 'SHW' in white, bold, sans-serif font, centered within an orange trapezoidal shape that tapers to the right.

SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK



TO LET

INDUSTRIAL AND WAREHOUSE – 3,726 SQ FT (346.15 SQ M)

Unit 5 St Helena Farm, St Helena Lane, Plumpton Green, Lewes, East Sussex, BN7 3DH

DESCRIPTION

- Premises comprise a light industrial/workshop/storage unit with a separate office area, benefiting from the following amenities:
- New concrete floor
- Steel portal frame
- 3 phase electricity
- Eaves height - min 2.17 m and max 3.46 m
- Electric roller shutter door - width 4.78 m x height 4.10 m
- LED lighting with fluorescent strip lighting in office
- Kitchenette in office
- WC
- Ample parking

AMENITIES / OPPORTUNITY

- New concrete floor
- Steel portal frame
- 3 phase electricity
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LOCATION

St Helena Farm is set within a rural area of the Low Weald of Sussex. The Estate is conveniently located and is within easy reach of Burgess Hill, Haywards Heath, Brighton and the M23 corridor which links to the national motorway network.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
	3,726	346.15
TOTAL	3,726	346.15

RENT

On application

RATES

The current 2017 Rateable Value of the property is £16,750.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



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