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Industrial/Warehouse Unit with Offices To Let
UNIT 6 DEANLAND BUSINESS PARK
DEANLAND ROAD GOLDEN CROSS
Nr HAILSHAM BN27 3RP



LOCATION

Situated in Deanland Road just on the outskirts of Golden Cross with direct access onto the A22 Uckfield/Eastbourne road. Close by is the junction of the A22 with the B2124 to Laughton affording easy access to Lewes. The property is approximately 4.9 miles from Hailsham and 8.2 miles, via the A22, from Uckfield.

ACCOMMODATION

This large, former warehouse has been divided into two back-to-back terraces of industrial units with separate power & w.c. facilities. Other occupiers of the complex include **Finest American Motorcycles, Image Contract Flooring, HS Hire** and **Coney Brothers**.

Unit 6 is the far unit on the front of the block, overlooking the fishing lake and car park. It benefits from having an office constructed at the rear of the unit.

Ground Floor

Depth 75'9" (23.1m)
Internal width 35'6" (10.8m)
2,689 sq ft (249.8 sq m)
Eaves height at front 13'3" (4.0m)
Eaves height at rear 23' (7.0m)



Roller shutter door
11'9" x 11'9" (3.6m x 3.6m)

Hi-bay lighting, strip lighting, personal door + fire escape to central fire escape corridor.

continued

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The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

Fax
01825 76 11 44

Email
info@lawsoncommercial.co.uk

2. 6 Deanland Business Park, Golden Cross

Within this area is the following:

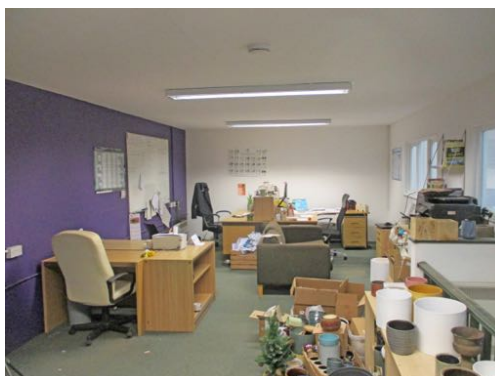
Large w.c. 11'3" x 6'6" (3.4m x 2.0m) being disabled compliant with low level w.c., hand basin & electric water heater + sink unit with cupboards under.

At the rear of the unit are stairs to:

1st Floor office pod

14' x 30'9" (4.3m x 9.4m)
431 sq ft (40.0 sq m)

Strip lights, windows to factory + electric panel heaters.



Total Overall Area 3,120 sq ft (289.8 sq m)

Outside There is a communal car park within a secure compound with substantial security gates. 4 spaces are allocated to this unit.

TERMS New 5 year lease on a normal full repairing & insuring basis.

RENT £25,550 per annum exclusive of rates.

SERVICE CHARGE There is a service charge levied to cover a contribution to water supply, sewerage + maintenance of common parts. The annual contribution for this Unit is currently £794.57.

RATES Local Authority: Wealden SBR (22/23): 49.9p
Rateable value Current: £16,000 April 2023: £16,000

VAT Will be charged on the rent and service charge.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

VIEWING Contact agents, **Lawson Commercial.**

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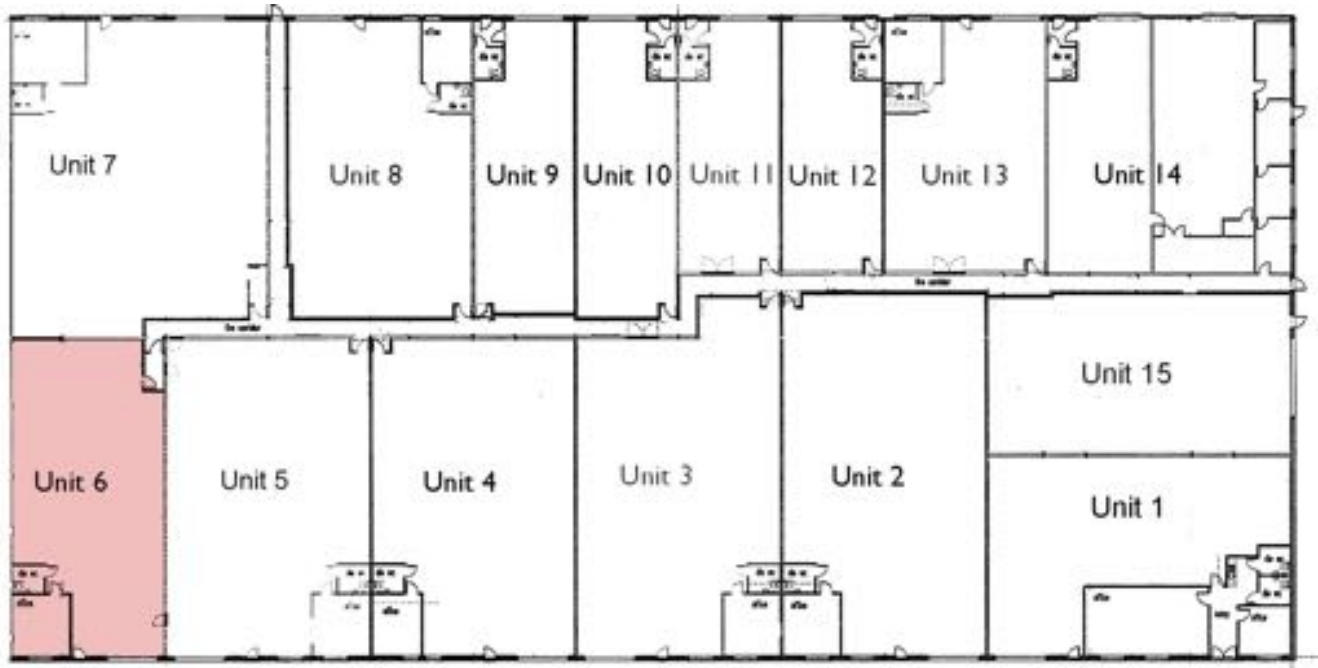


Membership No. T01611

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continued

3. **6 Deanland Business Park, Golden Cross**



Sketch Floor Plan

