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01825 76 44 88

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Warehouse/Workshop With Mezzanine Storage + Offices
Overall 6,456 sq ft - To Let
UNIT 11 OLD CEMENT WORKS
SOUTH HEIGHTON, NEWHAVEN BN9 0HS



LOCATION

The Old Cement Works is a group of industrial buildings, mainly workshops and storage, which is accessed via the A26 and The Hollow, being some 2 miles north of Newhaven town centre and 4.5 miles south of the A26 / A27 junction at Beddingham.

ACCOMMODATION

The premises comprise a steel framed building with block walls having a mezzanine floor with 5 separate offices, kitchen & cloakroom facilities. The building benefits from an oil-fired central heating system with radiators. In more detail the premises are arranged as follows:

Ground Floor

Depth	75'3"	(22.9m)
Internal width	49'6"	(15.1m)
Gross internal area	3,725 sq ft	(346.1 sq m)
Height to underside mezzanine	7'9"	(2.4m)

New electric roller shutter door, 12' x 12' (3.7m x 3.7m)



Just inside the loading doors is an area approx. 13'6" x 15'3" (4.1m x 4.6m) which is full height allowing for direct loading onto the mezzanine floor and which is protected by hinged metal gates.

Door to lobby with wide stairs leading to mezzanine floor.

continued

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

Fax
01825 76 11 44

Email
info@lawsoncommercial.co.uk

2. Unit 11 Old Cement Works, South Highton

Mezzanine Floor

Landing with cupboard.

Main area

31' x 61' (9.4m x 18.6m)

1,891 sq ft (175.7 sq m)

Max. height 12'9" (3.9m)

Radiators along walls.



Five individual offices, each

14' x 12 (4.3m x 3.7m)

168 sq ft (15.6 sq m)

Total offices 840 sq ft (78.0 sq m)

Kitchen 8'3" x 11'3" (2.5m x 3.4m) with radiator, sink unit, wall units, plinth + space for fridge. Door to:

Lobby with hand basin having electric water heater, leading to separate low level w.c.

Summary of Areas

Gross internal area 3,725 sq ft (346.1 sq m)

Mezzanine storage 1,891 sq ft (175.7 sq m)

Mezzanine offices 840 sq ft (78.0 sq m)

Total Overall Area 6,456 sq ft (599.8 sq m)

Outside To the front of the unit is a car parking area with space for approx. 4/5 cars.

TERMS New 5 year lease on an internal repairing & insuring basis. The Landlord will be responsible for maintenance of the roof & structure. The tenant will be responsible for a foul drainage charge. The incoming tenant will be required to provide a rent deposit equivalent to 3 months rent.

RENT £30,000 per annum exclusive of rates.

RATES Local Authority: Lewes SBR (22/23): 49.9p
Rateable value: £18,250

VAT VAT is not charged on the rent.

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

VIEWING Strictly by prior appointment with agents, **Lawson Commercial.**

continued



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Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3. Unit 11 Old Cement Works, South Heighton

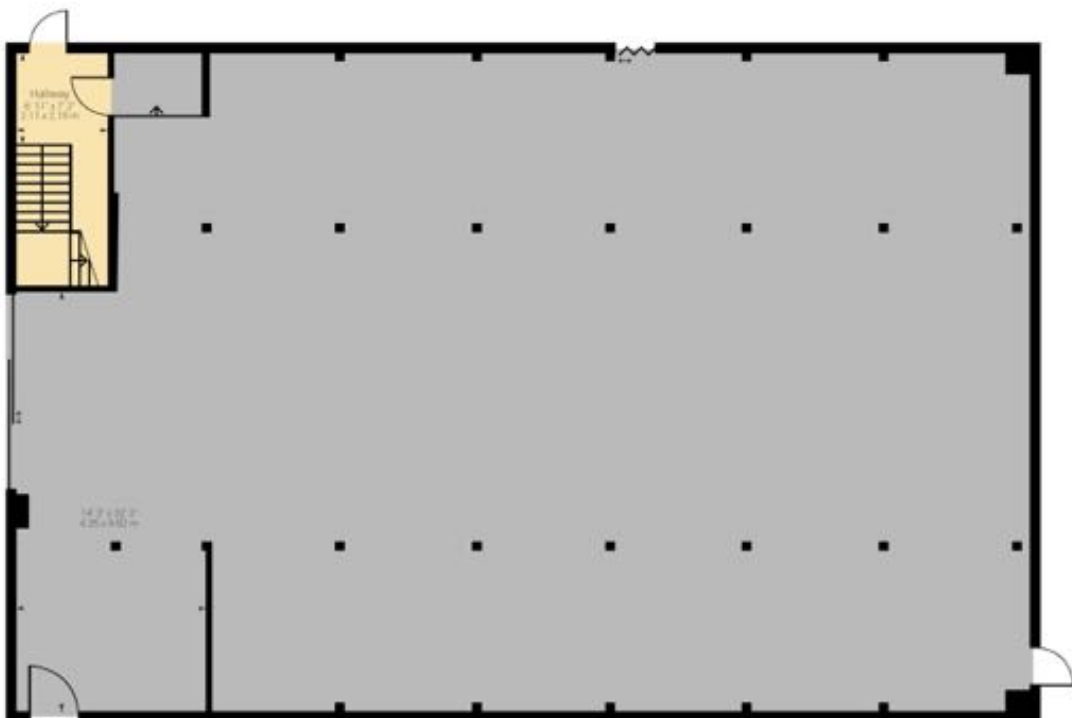


Virtual Tour: <https://premium.giraffe360.com/lawsoncommercial/e647c4e957044d7daa2f2259af73bc9b/>
Taken in 2021 prior to current tenant's occupation & before installation of the electric roller shutter door & LED lighting.

2220704



1st Floor - Sketch Floor Plan



Ground Floor - Sketch Floor Plan

4. Unit 11 Old Cement Works, South Heighton

