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## Adjoining A22/Uckfield Bypass

Two Buildings - 20,466 sq ft

**Freehold For Sale**

**6A, B & C BOLTON CLOSE**

**BELLBROOK BUSINESS PARK, UCKFIELD TN22 1PH**



### LOCATION

Bellbrook Business Park forms part of the established industrial/commercial area of Uckfield, a rapidly expanding East Sussex market town. Lewes is some 9 miles to the south with access to the A27/A23/M23 network. Tunbridge Wells is 15.6 miles to the northeast and Gatwick airport 22 miles to the northwest. The subject premises lie behind **Pureprint** in Crowson House which adjoins Westminster House occupied by **Waremass**. Other businesses in the immediate vicinity include **Trifast plc/TR Fastenings** and **SLM Toyota**.

### ACCOMMODATION

The premises comprise two separate but adjoining buildings with 6A & 6B being a former showroom, storage & office premises. 6C was formerly a distribution warehouse with offices. The whole site occupies an area of 0.9 acres (0.36 hectares) and in more detail the premises are arranged as follows:



#### **Unit 6A**

**Former showroom/  
store**

Maximum dimensions 58'6"  
x 39'6" (17.8 x 12.0m)  
2,310 sq ft (214.6 sq m)

Within this area are:

**Kitchen/cloakroom facility  
Office**

148 sq ft (13.7 sq m)

continued

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## 2. 6A, B & C Bolton Close, Uckfield

Adjoining:  
Former workshop/store 730 sq ft (67.8 sq m)

Stairs to:

Mezzanine storage 558 sq ft (51.8 sq m)

**Total overall area 2,867 sq ft (266.3 sq m)**



### Unit 6B

Formerly offices & workshop with 2nd roller shutter door replaced with windows.

#### Ground floor

Reception	162 sq ft (15.0 sq m)
General office	342 sq ft (31.8 sq m)
Dining area	147 sq ft (13.7 sq m)
Meeting room	229 sq ft (21.3 sq m)
Office 1	190 sq ft (17.7 sq m)
Office 2	190 sq ft (17.7 sq m)

Stairs to:

1st floor	Overall	732 sq ft (68.0 sq m)
	Separate eaves storage	309 sq ft (28.7 sq m)

The office areas have wall-mounted air conditioning units and are heated. There is a low level w.c. + handbasin + a kitchenette on each floor.

**Total office/store area 2,301 sq ft (213.8 sq m)**

The ground floor has recently been refurbished, redecorated throughout and new carpets installed.

From the ground floor is a link to:

<b>Office Pod</b>	Office 1	295 sq ft (27.4 sq m)
	Office 2	236 sq ft (21.9 sq m)
	Both with carpet & air conditioning units + link to Unit 6B	

continued



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. 6A, B & C Bolton Close, Uckfield**



**Unit 6C**

**Main warehouse**

Maximum dimensions 121' x 86'3" (36.9m x 26.3m)

**Gross warehouse area**

**10,436 sq ft (969.5 sq m)**

Eaves height 13'9" (4.2m)

Steel framed construction with insulated profile metal cladding.

Roller shutter door 15'6" [w] x 10' [h] (4.7m x 3.0m).

3 Combat ceiling-mounted gas blowers.



Loading bay	<b>799 sq ft (74.2 sq m)</b>
Staffroom	<b>198 sq ft (18.4 sq m)</b>
Ground floor office	<b>156 sq ft (14.5 sq m)</b>
Ladies & gents cloakroom facility	

Stairs to:

**1st Floor offices & store (above loading bay & staff area)**

Office 1	<b>219 sq ft (20.3 sq m)</b>
Office 2	<b>104 sq ft (9.7 sq m)</b>
Office 3	<b>144 sq ft (13.4 sq m)</b>
Office 4	<b>168 sq ft (15.6 sq m)</b>
Server room	<b>100 sq ft (9.3 sq m)</b>
The offices are carpeted and have suspended ceilings + wall-mounted air conditioning units.	
Store	<b>428 sq ft (39.8 sq m)</b>

**Unit 6C Overall Area 12,752 sq ft (1,184 sq m)**

**Office Extension** with lobby having door to main warehouse + separate external access.

<b>Ground floor</b>	Main office area	<b>998 sq ft (92.7 sq m)</b>
	Cloakroom facility.	
<b>1st floor</b>	Open plan office	<b>1,017 sq ft (94.5 sq m)</b>

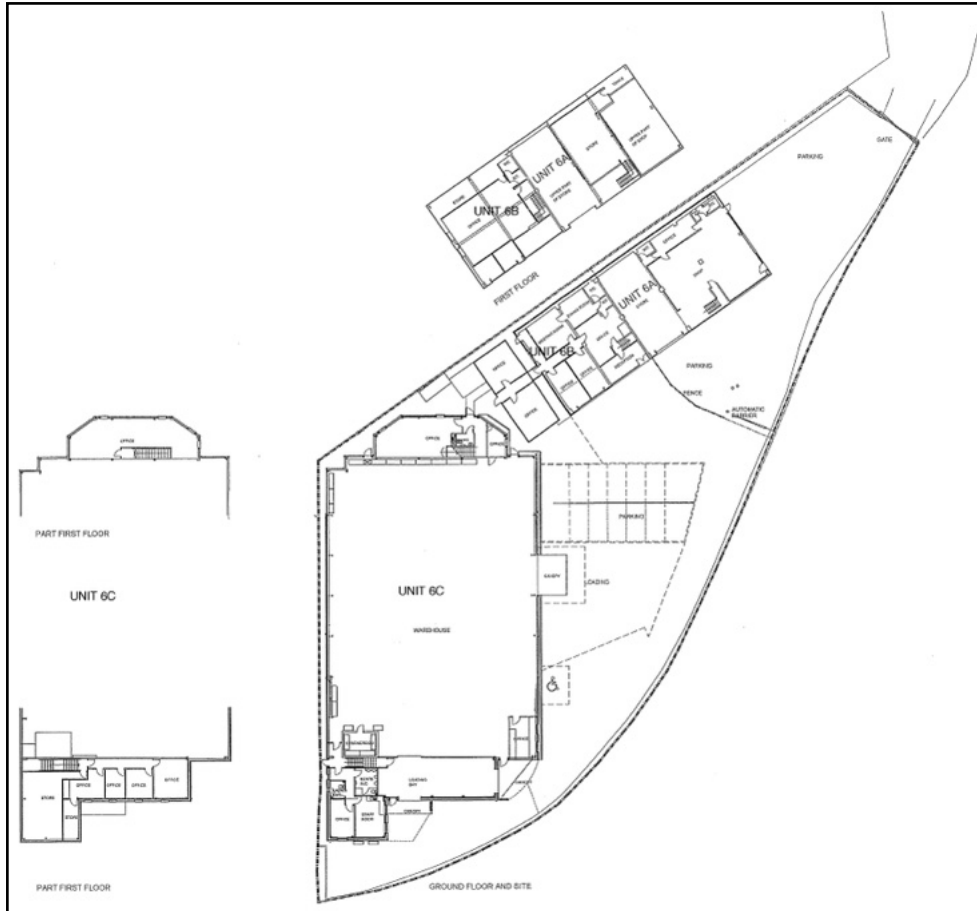
**Total Office Extension Area 2,015 sq ft (187.2 sq m)**

**Total Overall Area for Unit 6C including Extension 14,767 sq ft (1,371.9 sq m)**

continued

4.

## 6A, B & C Bolton Close, Uckfield



### Summary of Areas

Unit 6A :

2,867 sq ft (266.3 sq m)

Unit 6B :

2,832 sq ft (263.1 sq m)

Unit 6C:

14,767 sq ft (1,371.9 sq m)

### Total Overall Area

**20,466 sq ft  
(1,901.3 sq m)**

**Outside** The site is accessed from the north between Crowson House and Westminster House. There is parking in front of Unit 6A and a tarmacaded driveway leading to Unit 6B and 6C. There are ~14 car parking spaces outside Unit 6C and additional parking outside Unit 6B.

**PRICE** £2.2 million for the freehold of the Site in its entirety with full vacant possession.

**RATES** Local Authority: Wealden UBR (23/24): 51.2p  
Currently rated as one assessment. Rateable value: £112,000

**VAT** Will be charged on the price.

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

**EPC** Energy performance certificate Band D (841).

**VIEWING** With sole agents, **Lawson Commercial**.

231109

continued

5.

6A, B & C Bolton Close, Uckfield

