



Telephone  
**01825 76 44 88**

Website  
[www.lawsoncommercial.co.uk](http://www.lawsoncommercial.co.uk)

**Large Warehouse/ Workshop To Let**  
**10,576 sq ft + Extensive Yard of 25,889 sq ft**  
**Secure Location - Close Main A22**  
**UNIT C HALLAND PARK FARM**  
**EAST HOATHLY BN8 6RB**



### LOCATION

Halland Park Farm is located just off the A22 being approximately 5.1 miles south of Uckfield. Lewes is 8.4 miles to the southeast via the B2192 Shortgate road and Hailsham is 8.1 miles to the south along the A22. Access to this building is via a private concrete road off the A22 between the Halland roundabout and the East Hoathly roundabout. Along the concrete road and round to the right and then to the left past a large private house the yard can be found at the end through secure gates.

### ACCOMMODATION

The premises comprise a steel framed building with single skin corrugated roofing sheets having translucent panels plus profile metal cladding to the elevations. The building is arranged as a large workshop/warehouse which has been subdivided internally into a number of areas including a useful office section and benefitting from loading doors both front and rear.

<b>Workshop</b>	Internal width	79'6"	(24.2m)
	Depth	121'9"	(37.1m)
	<b>Gross internal area</b>	<b>9,679 sq ft</b>	<b>(899.2 sq m)</b>
	Eaves height	14'6"	(4.4m)
	Apex height	18'	(5.5m)

Sliding front door 20' [w] x 13'3" [h] (6.1m x 4.0m)

Rear sliding door 20' [w] x 15'3" [h] (6.1m x 4.6m)

3-phase power is available on the site.



Within the main area are three internal sections:

#### Section 1 - front

29'9" x 39'3" (9.1m x 12.0m)

1,168 sq ft (108.5 sq m)

continued

- SHOPS
- OFFICES
- FACTORIES
- WAREHOUSES
- INVESTMENTS
- LAND
- VALUATIONS
- SURVEYS
- RENT REVIEWS
- LEASE RENEWALS
- RATING



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

■  
Fax  
01825 76 11 44

■  
Email  
[info@lawsoncommercial.co.uk](mailto:info@lawsoncommercial.co.uk)



Telephone  
**01825 76 44 88**

Website  
[www.lawsoncommercial.co.uk](http://www.lawsoncommercial.co.uk)

## 2. Unit C Halland Park Farm

### Section 2 - middle

29'9" x 38'9" (9.1m x 11.8m)  
1,153 sq ft  
(107.1 sq m)

### Section 3 - rear

60' x 39' (18.3 m x 11.9m)  
2,340 sq ft (217.4 sq m)



Within this rear section has been constructed:

**Office** 8' x 9' (2.4m x 2.7m) having an internal window

**Walk-in cupboard** 8' x 4' (2.4m x 1.2m)

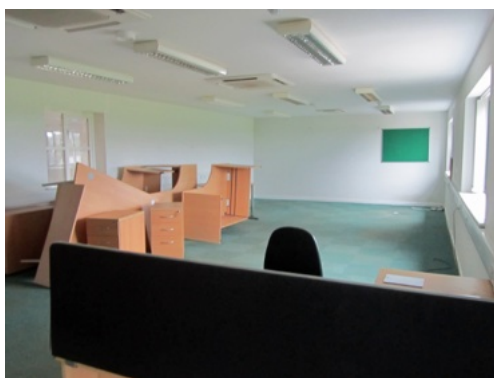
**Kitchen** 11' x 8' (3.4m x 2.4m) with sink unit.

**Cloakroom** with lobby having 2 pedestal hand basins leading to 2 separate low level w.c.s



### Office section

From the southern elevation is an entrance porch with door to:



### General office

41'3" x 17'6" (12.6m x 5.3m)  
722 sq ft (67.1 sq m)

Double glazed aluminium windows, 3 ceiling-mounted air conditioning unit + dado trunking. Door to

**Inner hallway** leading to

**Comms room** 4'6" x 4'6" (1.4m x 1.4m) 20 sq ft (1.9 sq m)

**Cloakroom** with vanity unit + low level w.c.

**Kitchen/ staffroom** 8'6" x 15' (2.6m x 4.6m) 128 sq ft (11.9 sq m)  
Sink unit, space for dishwasher, wall & base units.

**2nd cloakroom** with vanity unit + low level w.c.

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. Unit C Halland Park Farm

**Office/ meeting room** 11'3" x 16'9" (3.4m x 5.1m) 188 sq ft (17.5 sq m)  
Ceiling-mounted air conditioning unit + full glazed panels to hallway.

**Mezzanine** From the main workshop area is a timber staircase leading to a mezzanine constructed over the offices.  
46' x 19'6" (14.0m x 5.9m) **897 sq ft (83.3 sq m)**  
Height to underside beam 5' (1.5m)  
Minimum height 2'6" (0.8m)

**Total Overall Area 10,576 sq ft (982.5 sq m)**

**Outside** The building sits in the middle of a large concrete area. There is a car park/yard to the front of the property of approximately 3,480 sq ft (323.3 sq m). A side driveway of 1,600 sq ft (148.6 sq m) leads to a rear yard which is triangular in shape - approximately 13,178 sq ft (1,224.2 sq m).



There is an extensive car park/south yard of 7,631 sq ft. (708.9 sq m). This has very fine views across open countryside to the South Downs.

**Total yard area 25,889 sq ft (2,405.1 sq m)**

**PLANNING** Under Application WD/2023/0779/LDE Wealden District Council have issued a lawful use certificate for this property. This states that the property has been used continuously as a contractors yard for at least 10 years preceding the date of the certificate application date of 21/3/23. There are no hours restrictions with that lawful use certificate.

**TERMS** New 10 year lease on a normal full repairing and insuring basis with a review after 5 years.

**RENT** £95,000 **now £80,000** per annum exclusive of rates.

**RATES** Local Authority: Wealden SBR (23/24): 49.9p  
Rateable value : £45,750

**VAT** VAT is not charged on the rent.

4.

## Unit C Halland Park Farm



### 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 Band C (71).

### VIEWING

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

240102

