



Telephone  
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**Workshop/Store - Approx 5,000 sq ft  
+ Large Yard 23,640 sq ft To Let  
THE RED BARN  
BODIAM BUSINESS PARK, BODIAM TN32 5UP**



### LOCATION

Bodiam Business Park is approximately 0.8 miles south of the **The Curlew** at the junction of the B2244 Hawkhurst/Seddelscombe road with Bodiam Road. There is a sign on the main road indicating the Bodiam Business Park which is accessed via a private road. The property is approximately 11.6 miles north of Hastings and 7.5 miles southwest of Battle. The A21 junction at Silver Hill is 6.5 miles to the west.

### ACCOMMODATION

The Red Barn comprises a series of intercommunicating areas with various loading doors and heights arranged as follows - see plan.

#### Front section

44'6" x 28'3" (13.6m x 8.6m)

**1,257 sq ft (116.8 sq m)**

Height at lowest point 11' (3.4m)

Max. height 15'3" (4.6m)

Steel framed with some cladding.

Within this area is a small office, 12'3" x 19'6" (3.7m x 5.9m) + a separate compressor room.

Personal door to:



#### 1st section

20'3" x 44'6" (6.2m x 13.6m)

**901 sq ft (83.7 sq m)**

Min height 13'3" (4.0m)

Max height 26'6" (8.1m)

Hi-bay lighting + steel loading door  
12'6" [h] x 16'9" [w] (3.8m x 5.1m)  
leading to concrete hard standing

continued

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## 2. The Red Barn, Bodiam Business Park

**Centre section** 21'9" x 89'3" (6.6m x 27.2m)  
**1,941 sq ft (180.3 sq m)**

Max height 32'6" (9.9m)

Former dutch barn. Hi-bay lighting.

There is a gantry crane (electric motor missing) + a sliding door, 15' [h] x 14' [w] (4.6m x 4.3m) giving access to concrete hard standing.

At one end is access to:

Mezzanine storage platform

14' x 24' (4.3m x 7.3m) **336 sq ft (31.2 sq m)**

Max height 15' (4.6m)

Height under mezzanine 7'3" (2.2m)

Adjoining this area is:

**Lean-to section** 89' x 74' (27.1m x 22.6m) **648 sq ft (60.2 sq m)**

In this area is a roller shutter door, 8'6" [h] x 8' [w] (2.6m x 2.4m) leading to the yard.

Within this area is a small L-shaped kitchen with a sink unit & electric water heater + a cloakroom with low level w.c.

**N.b.** The building benefits from 3-phase power with 100 amp per phase.

**Total overall area 5,083 sq ft (472.2 sq m)**

### Outside

From the front of the building are gates leading to a large yard.

Approx. 202' x 110' (61.6m x 33.5m)

+ 33' x 4'3" (10.0m x 1.3m)

**23,640 sq ft (2,196 sq m)**



To the front of the building is a concrete hard standing providing some car parking and access for loading.

### TERMS

New 5 year lease on an internal repairing and insuring basis only. There will be no automatic rights of renewal but the Landlord may consider granting a new lease at the expiration of the term subject to negotiation.

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. The Red Barn, Bodiam Business Park**



**RENT** £60,000 per annum exclusive of rates.

**RATES** Local Authority: Rother UBR (24/25): 51.2p  
Rateable value : Could not be identified on the VOA website and it may well be that the property is not currently rated and that it is classed as an agricultural building. Should the local authority decide to rate this building the tenant will be liable for any business rates that become payable.

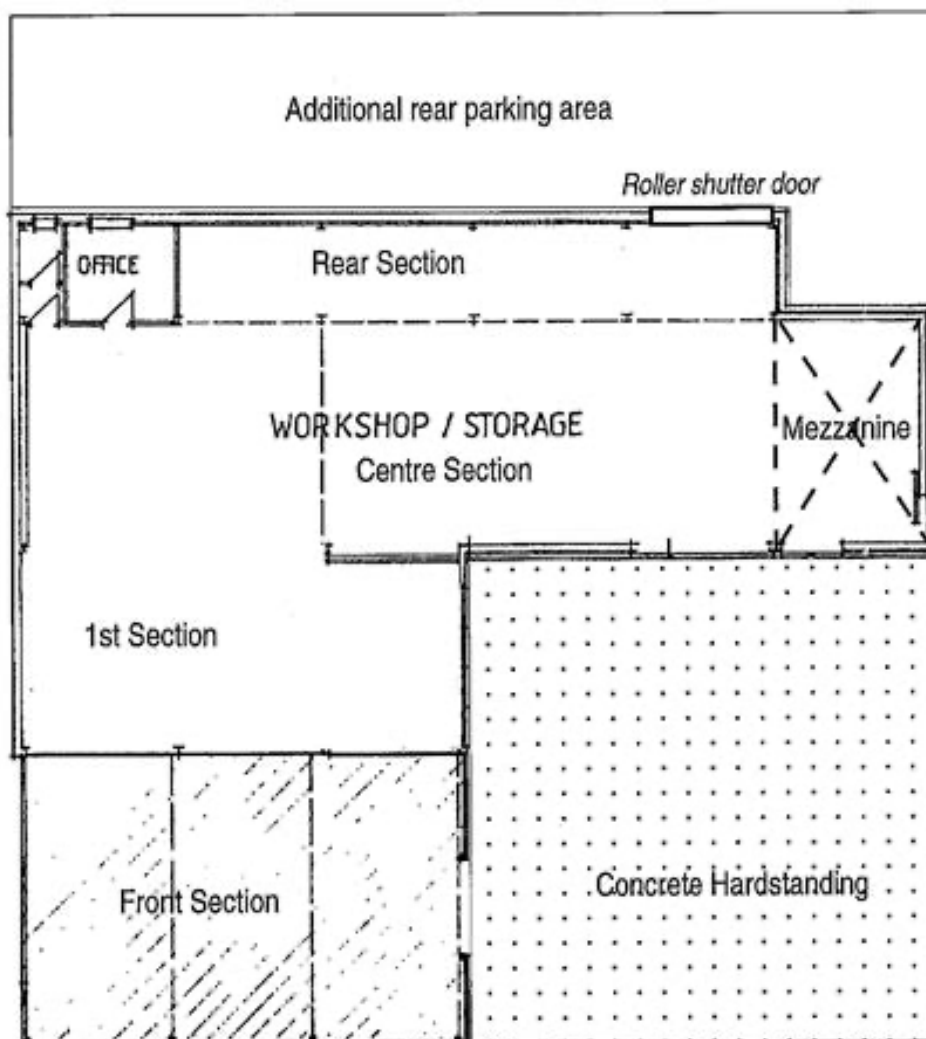
**VAT** VAT is not charged on the rent.

**EPC** Energy performance certificate Band C (69).

**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**.

241403



continued



4.

### The Red Barn, Bodiam Business Park

