



**Telephone**  
**01825 76 44 88**

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

**Brand New Superior Business Unit**  
**Ideal Storage or Manufacturing - Overall 2,500 sq ft**  
**UNIT 2 WINDSOR BUSINESS CENTRE**  
**CROWN DRIVE, HEATHFIELD TN21 8RA**



**LOCATION**

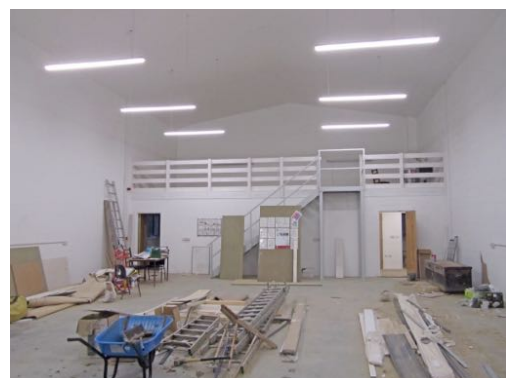
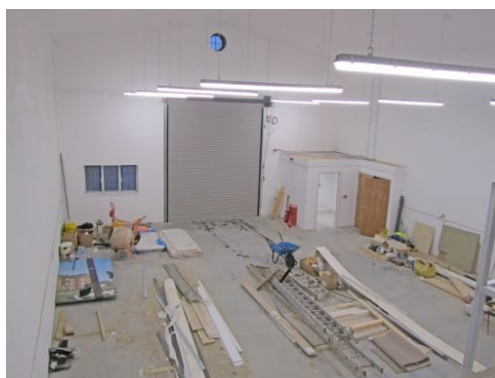
This building forms part of the Beehive public house redevelopment on the main A267 Heathfield/Burwash road. At the front of the site is a brand new flat development. Crown Drive is a new roadway from the main road leading to the rear of the site. This particular building adjoins new offices occupied by JMB Insurance Brokers and sits within a gated compound.

**ACCOMMODATION**

This superior business unit has been constructed to a very high standard with brick elevations under an insulated roof and is taller than the average industrial unit. In more detail the unit is arranged as follows:

Depth 45'9" (13.9m)  
Internal width 34' (10.3m)  
**1,556 sq ft (144.5 sq m)**

Eaves height 20' (6.1m)  
Apex height 22'9" (6.9m)



Electric roller shutter door  
14'3" [h] x 11'9" [w] (4.3m x 3.6m)  
Well decorated with LED strip lights,  
3-phase electricity + smoke alarm.  
Staircase to:

**Mezzanine storage**  
13'9" x 33'9" (4.2m x 10.3m)  
**464 sq ft (43.1 sq m)**

continued

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- LEASE RENEWALS
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- RATING
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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](mailto:info@lawsoncommercial.co.uk)



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## 2. Unit 2 Windsor Business Centre, Heathfield

From main work area are 2 doors one leading to a lobby and the other to:

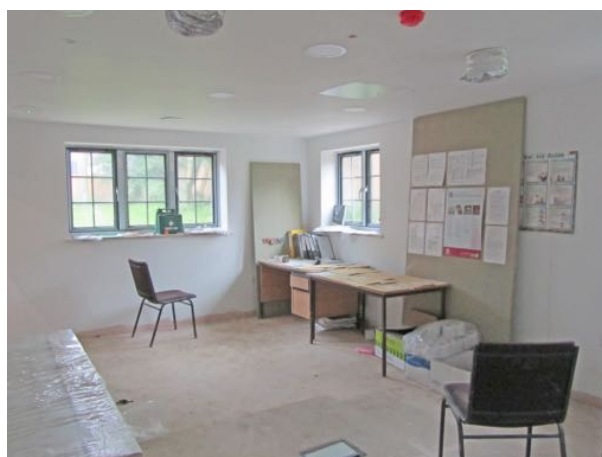
### Rear office

13'6" x 19'9" (4.1m x 6.0m)

**267 sq ft (24.8 sq m)**

Twin aspect, ceiling with circular LED lights, air conditioning unit + tea station facility having sink unit with cupboards under.

Door to:



### Lobby

Leading to 2 new separate w.c.s, one disabled compliant, + a shower cubicle with electric shower unit.

Gross internal ground floor area 2,024 sq ft (188.0 sq m)

Mezzanine 464 sq ft (43.1 sq m)

**Total Overall 2,488 sq ft (231.1 sq m)**

### Outside

To the front and side of the unit is loading access and car parking shared with the offices adjoining. 4 car parking spaces are allocated to this unit. There is an attractive landscaped area surrounding the building including grassed areas and trees. There is also a separate bin store area.

### TERMS

New 5 or 10 year lease on a normal full repairing and insuring basis.

### RENT

£20,000 per annum exclusive of rates.

### RATES

Local Authority: Wealden

SBR (18/19): 48.0p

Rateable value: To be assessed

### VAT

Under the Finance Act 1989 VAT may be chargeable on the rental. It is recommended that a prospective tenant should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

### SERVICE CHARGE

There will be a service charge levied for the maintenance of landscaping, parking area and bin area.

### SERVICES

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

continued



Reg. No. S2936

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 2 Windsor Business Centre, Heathfield



#### EPC

The landlord has been advised that an energy performance certificate will be required.

#### COMPLETION

Ready for immediate viewing.

#### VIEWING

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

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