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**First Class Town Centre Location**  
**Detached Offices With Storage + Secure Parking**  
**Ideal Yoga/Pilates/Worship Premises**  
**SUSSEX STUDIOS, GRANGE ROAD, UCKFIELD TN22 1QU**



### LOCATION

Situated in the heart of Uckfield being a few yards from the junction of Grange Road and the High Street. Immediately next door is Sussex House and the **Twisted Lemon** restaurant and opposite is free parking and, on the corner with the High Street, **Josefina** hand painted furniture & homeware shop.

### ACCOMMODATION

The premises comprise a large ground floor meeting room, kitchen & cloakrooms with good, light, airy storage at 1st floor and well fitted, light, lower ground floor offices. There is parking to the front of the building and behind secure gates to the side. In more detail the premises are arranged as follows:

#### Ground Floor

**Entrance hallway** Door + stairs to 1st floor. Alpha CD gas boiler + lagged cylinder tank providing heating & hot water. Door to:

**Lobby** Doors to:



#### Cloakrooms

2 separate w.c.s one being disabled compliant.

#### Meeting room

32' x 23' (9.8m x 7.0m)  
**736 sq ft (68.4 sq m)**

Twin aspect, inset circular lights, feature fireplace, panelled walls, carpet + radiators.

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- LEASE RENEWALS
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- RATING
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<b>2. Sussex Studios, Grange Road, Uckfield</b>		
<b>Kitchen</b>	15'3" x 9' (4.6m x 2.7m)	<b>137 sq ft (12.7 sq m)</b>
	Twin aspect having extensive worktops with cupboards under, various wall cupboards, space for dishwasher & fridges, extraction hood, gas point, 2 stainless steel sinks one being circular, radiator, suspended ceiling with inset lights, smoke detector & emergency light + hatch with doors to meeting room.	
<b>1st Floor</b>	Suitable for storage and divided into 2 sections by a lightweight timber partition. There is natural light from windows at the front, a roof light and a glazed door giving emergency fire escape access to the rear. The whole space is boarded to provide good usable space with a height from floor to ridge of 8' (2.4m).	
Store 1	19' x 12'6" (5.8m x 3.8m)	238 sq ft (22.1 sq m)
Store 2	28'3" x 12'6" (8.6m x 3.8m)	353 sq ft (32.8 sq m)
	<b>Total</b>	<b>591 sq ft (54.9 sq m)</b>

#### Lower Ground Floor Offices

Approached via separate external steps.

<b>Main office</b>	Overall 23' x 31'9" (7.0m x 9.7m)	<b>730 sq ft (67.8 sq m)</b>
	Twin aspect and having various radiators. Within this area are:	
Cloakroom	having low level w.c. & hand basin.	
Meeting room	8'9" x 12' (2.7m x 3.7m)	<b>105 sq ft (9.8 sq m)</b>
	with uplighters, radiator + 2 large double-glazed windows to office.	
Tea station	L-shaped worktop, stainless steel sink, wall cupboards + space for fridge.	
<b>Rear office 1</b>	15'9" x 11'3" (4.8m x 3.4m)	<b>177 sq ft (16.4 sq m)</b>
	Radiator + separate door to outside/ side parking area.	
<b>Rear office 2/ store</b>	15'9" x 11'3" (4.8m x 3.4m)	<b>177 sq ft (16.4 sq m)</b>
	No natural light with extractor fan + radiator.	

#### Summary of Floor Areas

Ground floor kitchen & meeting room 873 sq ft (81.1 sq m)

Lower ground floor offices 1,046 sq ft (97.2 sq m)

1st floor storage 591 sq ft (54.9 sq m)

**Total Overall 2,510 sq ft (233.2 sq m)**

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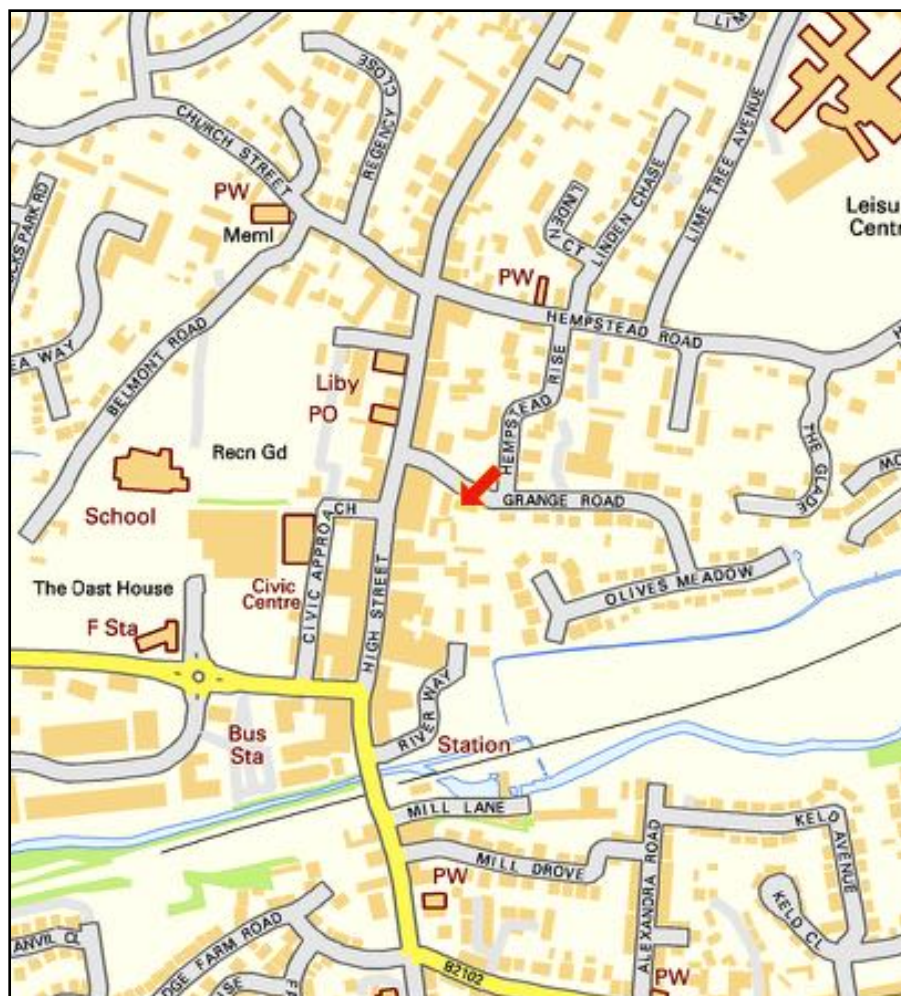
Reg. No. S2936

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. **Sussex Studios, Grange Road, Uckfield**



<b>Outside</b>	To the front of the building is a sloping ramp providing disabled access to the ground floor. There are 2 small car spaces to the front. To the side of the building behind secure gates is a further parking area for up to 3 cars. To the rear of the property is a lean-to store of approx. 120 sq ft (11.1 sq m) accessed from the side parking area.	
<b>TERMS</b>	New 10 year lease on a normal full repairing and insuring basis.	
<b>RENT</b>	£18,500 per annum exclusive of rates.	
<b>RATES</b>	Rateable value: £12,000 Local Authority: Wealden	UBR (15/16): 49.3p
<b>N.b.</b>	Eligible businesses occupying a property with a rateable value of less than £18,000 may be entitled to small business rate relief. Further details may be found at <a href="http://www.gov.uk/apply-for-business-rate-relief">www.gov.uk/apply-for-business-rate-relief</a> .	
<b>VAT</b>	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.	
<b>SERVICES</b>	The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.	



#### **EPC**

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

#### **VIEWING**

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

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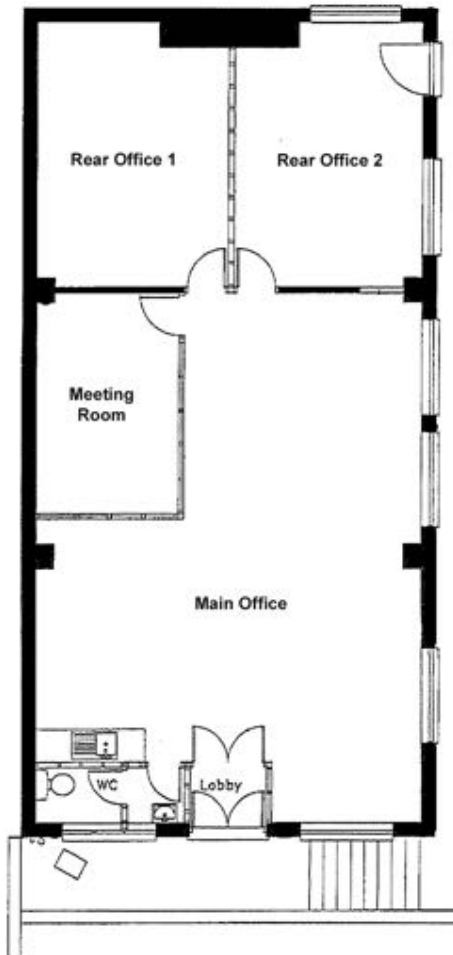
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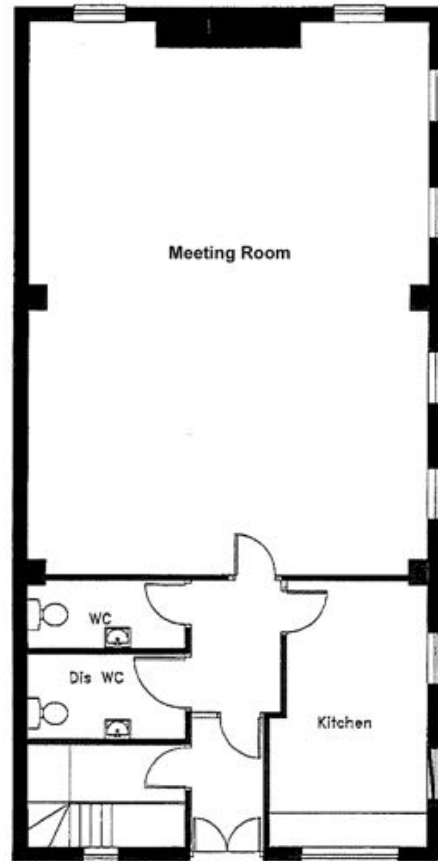
**Sussex Studios, Grange Road, Uckfield**



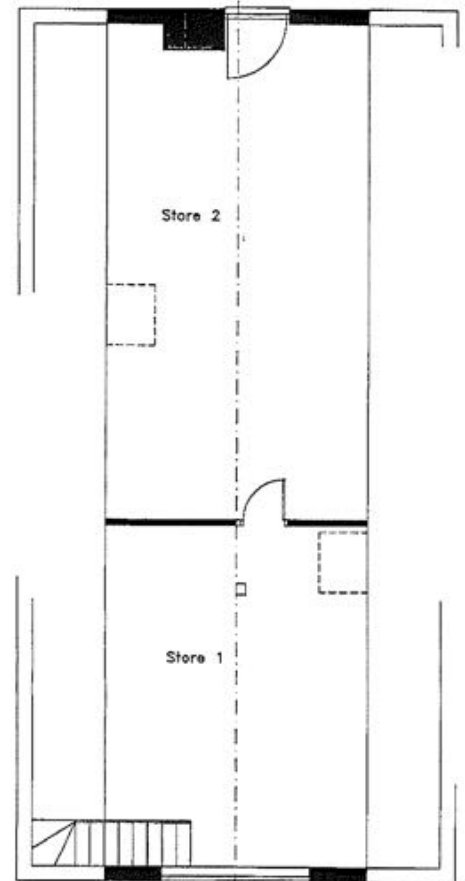
**Sketch Plans**



Lower Ground Floor



Ground Floor



1st Floor