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New Studio Office Suite To Let **STUDIO 2 WINDSOR MEWS** **CROWN DRIVE, HEATHFIELD TN21 8FP**



LOCATION

This detached building comprises two ground floor office suites with self-contained flats over and forms part of the Beehive public house redevelopment on the main A267 Heathfield/Burwash road. Suite 1 (lefthand suite) is let to **Folders 4 U**. 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.

ACCOMMODATION

This building has been constructed to a very high standard and presents a most attractive facade. The accommodation is arranged as follows each studio being of a similar size and with the same facilities:

Studio 2 (righthand suite)

Main office

Internal width 16'9" (5.1m)

Depth 26' (7.9m)

436 sq ft (40.5 sq m)

LED strip lighting, power & data sockets, combined heating/cooling unit + full height double-glazed windows to front.

Door to:



Kitchenette

5'3" x 6' (1.6m x 1.8m)

32 sq ft (3.0 sq m)

Sink unit, space for fridge, wall & base cupboards + Xpelair fan. Door to:

Cloakroom

Disabled compliant with w.c and hand basin.

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2.	Studio 2 Windsor Mews, Heathfield	
	Overall Area 468 sq ft (43.5 sq m)	
Outside	To the front of the Studios is a most attractive, paved forecourt area. Car parking is shared with the flats above with 2 spaces allocated per Studio.	
TERMS	New 5 year lease on a proportionately full repairing and insuring basis.	
RENT	£7,200 per annum exclusive of rates.	
RATES	Local Authority: Wealden	SBR (18/19): 48.0p
	Rateable value: To be assessed	
VAT	VAT will be charged.	
SERVICE CHARGE	There will be a service charge levied for the maintenance of common areas.	
SERVICES	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 will be required.	
VIEWING	Strictly by prior appointment with agents, Lawson Commercial.	

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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.

Studio 2 Windsor Mews, Heathfield

