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www.lawsoncommercial.co.uk



LOCATION

Situated in the heart of the Bellbrook Business Park being almost directly opposite **TR Fastenings** and adjoining **Westminster Teak** in Westminster House, **SLM Toyota** and **Pureprint**.

ACCOMMODATION

Holbein Place is constructed as two terraces of units with these units being one terrace and **EBC Motor Factors** and **Teambase** being in the other. Units 5-8 were occupied as a single building but could be divided to form up to 4 separate units.

| | | | |
|------------------|--|--------------------|---------------------|
| Units 5-8 | Gross internal dimensions | | |
| | Depth | 32' | (9.8m) |
| | Overall width | 160' | (48.8m) |
| | | 5,120 sq ft | (475.6 sq m) |
| | Eaves height | 16' | (4.9m) |
| | 4 separate roller shutter doors | 9'9" x 13' | (3.0m x 4.0m) |
| | Hi-bay lighting + good natural light from translucent roof panels. | | |



Landlord to install new w.c. facilities.

Outside

To the front of the units is a brick paved area for loading & car parking. At the southern end of the building is a small yard for additional outside storage.

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SHOPS
■
OFFICES
■
FACTORIES
■
WAREHOUSES
■
INVESTMENTS
■
LAND
■
VALUATIONS
■
SURVEYS
■
RENT REVIEWS
■
LEASE RENEWALS
■
RATING
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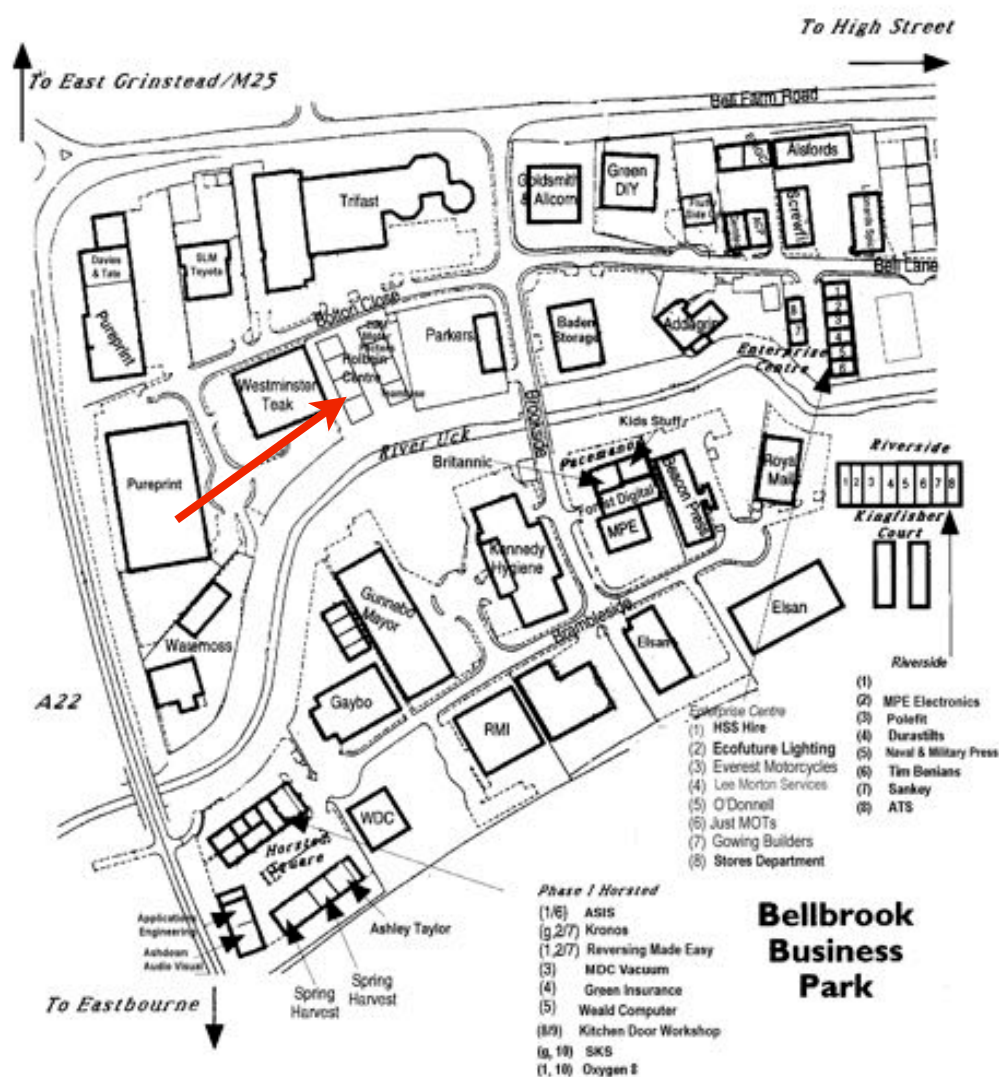
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2. Units 5-8 Holbein Place, Uckfield

| | |
|-----------------|---|
| TERMS | New 10 year lease on a normal full repairing and insuring basis with a rent review after 5 years. |
| RENT | £40,000 per annum exclusive of rates. |
| RATES | Currently assessed with Westminster House and will need to be separately assessed. Local Authority: Wealden UBR (16/17): 49.7p |
| VAT | VAT will be charged on the rent. |
| 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 . |

160510



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. Units 5-8 Holbein Place, Uckfield



Energy Performance Certificate Non-Domestic Building



UNITS 5, 6, 7 & 8
Holbein Place
Bolton Close
UCKFIELD
TN22 1QZ

Certificate Reference Number:
9194-3061-0665-0905-9321

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

70 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Other
Building environment: Unconditioned
Total useful floor area (m²): 477
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 38.51

Benchmarks

Buildings similar to this one could have ratings as follows:

22 If newly built

65 If typical of the existing stock