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**Two Brand New Industrial/Warehouse Units
Alternatively One Large Unit of 4,963 sq ft
UNIT 5A/B SHORTGATE INDUSTRIAL PARK
THE BROYLE, SHORTGATE, EAST SUSSEX BN8 6PH**



LOCATION

Shortgate Industrial Park is on the B2192, the road which links the A22 Uckfield/ Eastbourne road with Ringmer and Lewes. Travelling from Halland to Ringmer, just past The Wok restaurant at Shortgate the turning into the Estate will be found on the lefthand side. Through the security gates at the entrance, Units 3 & 4 may be found on the righthand side with Unit 5 being towards the rear of the site (see plan). Other occupiers of the estate include **Train Sharp, FBF Fabrications** and **Local Fuel**.

ACCOMMODATION

The premises comprise a brand new building of steel frame construction with insulated profile steel cladding to elevations and roof + translucent panels providing natural light. In more detail the premises are arranged as follows:

Gross dimensions

Internal width	77'3"	(23.5m)
Depth	64'3"	(19.6m)
	4,963 sq ft	(461.1 sq m)
Eaves height	~20'	(6.1m)



Capable of division into two separate units:
each approximately
38'3" x 64'3" (11.7m x 19.6m)
2,458 sq ft (228.3 sq m)
Each unit will have a roller shutter door 18' [w] x 14' [h] (5.5m x 4.3m).

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2. Unit 5 Shortgate Industrial Park, Shortgate

The walls will be painted, hi bay lighting & 3-phase electricity installed + a separate disabled compliant w.c. will be installed in each unit.

Outside To the front of the unit will be a concrete loading area together with car parking.

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

RENT

Unit A	2,458 sq ft:	£17,250 pa exclusive of rates.
Unit B	2,458 sq ft:	£17,250 pa exclusive of rates.
Single unit	4,963 sq ft:	£32,500 pa exclusive of rates.

RATES Local Authority: Wealden SBR (18/19): 48.0p
Rateable value: To be assessed when complete

N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief. sf.

VAT Will be charged on the rent.

PLANNING Planning was granted under Application No. LW16/0873 in December 2016 for the erection of 2 commercial units in the Use Classes B1, B2 & B8. There is a restriction on working hours. The buildings can only be used between 8am and 6pm Mondays - Fridays and 8.30am to 1pm on Saturdays. No working is allowed on Sundays & Bank Holidays.

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

EPC To be commissioned when building complete.

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.

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Unit 5 Shortgate Industrial Park, Shortgate

