

On the instructions of B & B Trailers who are moving to new premises
Showroom, Workshops, Stores, Offices + Large Yard

To Let

FLETCHING GARAGE, BELL LANE
SPLAYNES GREEN, FLETCHING TN22 3TN



LOCATION

The premises are just north of Fletching village being some 1.6 miles north of the A272 with Uckfield town centre being approximately 5 miles distant. To the west the A275 East Grinstead/Chailey road is 1.3 miles via North Hall Lane and Haywards Heath is about 9.5 miles further west.

ACCOMMODATION

The premises comprise a ground floor showroom together with parts store, workshops, 1st floor offices, rear ground floor offices and a very useful large yard. In more detail the premises are arranged as follows:

Front showroom 32'6" x 31'6" (9.9m x 9.6m) **1,024 sq ft (95.1 sq m)**
Strip lights, folding door to forecourt + stairs to 1st floor.

Rear office 8'6" x 16'3" (2.6m x 5.0m) **138 sq ft (12.8 sq m)**
Windows to rear, picture window to showroom. Door to:

Lobby Door to Front showroom, + door to outside.
Access to:



Cloakroom

Low level w.c. + hand basin.

Side showroom

20'6" x 12'6" (6.2m x 3.8m)
256 sq ft (23.8 sq m)
Archway + door to Workshop.

continued

COMMERCIAL SURVEYORS
ESTATE AGENTS & VALUERS



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2. Fletching Garage

Parts store 17'6" x 12'6" (5.3m x 3.8m) **213 sq ft (19.8 sq m)**
2 steps up to Workshop. Stairs to:

1st Floor store 47' x 12'6" (14.3m x 3.8m) **588 sq ft (54.6 sq m)**
Triple aspect.

Front office 7' x 12'3" (2.1m x 3.7m) **86 sq ft (8.0 sq m)**
Twin aspect with pine panelled walls + strip lighting.

Workshop

Slightly L-shaped, 62'6" x 23'6"
(19.1m x 7.2m) + 16' x 18'6" (4.9m x 5.6m) **1,765 sq ft (164.0 sq m)**

Apex height 16' (4.9m)

Eaves height 12'6" (3.8m)

Space for 3 ramps + 3 roller shutter doors each ~ 12' x 10'9" (3.7m x 3.3m).



1st Floor office 25' x 14'9" (7.6m x 4.5m) **369 sq ft (34.3 sq m)**
Accessed via stairs from Front showroom. Polished wood, feature beams + eaves storage.



Outside

To the rear of the showroom and office is a small area of garden. To the front of the building is a forecourt with parking for 5/6 vehicles.



Open yard storage

Approx. 39' x 77' (11.9m x 23.5m)
10,703 sq ft (994.3 sq m)

Summary of Areas

Showrooms 1,280 sq ft (118.9 sq m)

Ground floor offices 224 sq ft (20.8 sq m)

Workshop 1,765 sq ft (164.0 sq m)

Ground floor store 213 sq ft (19.8 sq m)

Total ground floor area 3,482 sq ft (323.5 sq m)

1st floor office 369 sq ft (34.3 sq m)

1st floor store 588 sq ft (54.6 sq m)

Total Overall Area 4,439 sq ft (412.4 sq m)

continued



Accred. No. A6545



Membership No. T01611

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. Fletching Garage



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

RENT £35,000 per annum exclusive of rates.

RATES Local Authority: Wealden
SBR (19/20): 49.1p
Rateable value: £16,000

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.

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.

193010



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 in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.



Technical information	Benchmarks
Main heating fuel: Grid Supplied Electricity Building environment: Heating and Natural Ventilation Total useful floor area (m ²): 429.5 Building complexity (NOS level): 3 Building emission rate (kgCO ₂ /m ² per year): 30.96 Primary energy use (kWh/m ² per year): 183.14	Buildings similar to this one could have ratings as follows: 84 If newly built 90 If typical of the existing stock

