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On the instructions of the John Lewis Partnership
Superb Town Centre Offices With Balconies
First Floor Suite To Let
96-98 HIGH STREET, UCKFIELD TN22 1PU



LOCATION

Situated at the lower end of Uckfield High Street being directly above **Waitrose** supermarket and overlooking a variety of High Street shops. There is free, time limited, car parking in the Bell Walk car park, Waitrose car park and the Town Centre central car park which is accessed via Civic Approach.

ACCOMMODATION

The premises comprise a 1st floor, self-contained office suite which is arranged as follows:

Entrance Accessed between Premier Properties and Waitrose supermarket. There is a private doorway leading to a ground floor lobby with bin storage and stairs leading to the 1st floor.

Front section L-shaped, overall 19'6" x 27'6" (5.9m x 8.4m)

Net area 432 sq ft (40.1 sq m)

Within this area is access to Balconies 3 & 4, a large entrance area + access to male & female cloakroom facilities and to Office 4. There is also a small kitchenette with built-in cupboards and a sink unit.



Main office

22'9" x 16'6" (6.9m x 5.0m)

381 sq ft (35.4 sq m)

Within this area is access to Office 3, partitioned within the overall area, and to Balcony 2.

Leading to:

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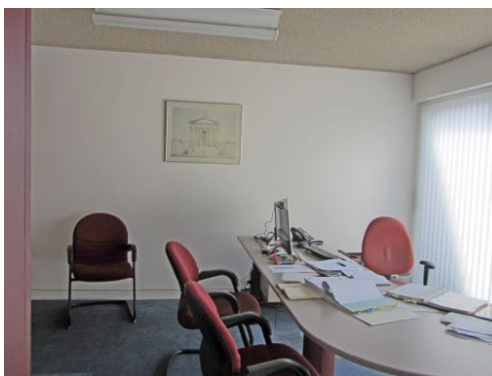
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End section

22'9" x 16'6" (6.9m x 5.0m)

411 sq ft (38.2 sq m)

Divided into Office & Office 2 together with a useful cupboard and access to Balcony 1.



Total Overall Office Area

1,224 sq ft (113.7 sq m)

The space presents extremely well, being a series of individual offices with internal glazed partitions, giving a light airy space due to a series of full height glazed windows on the western side of the building. The suite is well decorated, carpeted and has some floor trunking. Heating & cooling is via a number of ceiling-mounted vents linked to air conditioning units on the roof.

TERMS

New 5 year lease on a proportionally full repairing and insuring basis. A longer term may be available by negotiation.

RENT

£14,000 per annum exclusive of rates.

RATES

Local Authority: Wealden

SBR (21/22): 49.9p

Rateable value : £11,750

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.

SERVICE CHARGE

There will be a service charge for any roof repairs shared on a 50:50 basis with Waitrose.

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**.

Take A Tour

<https://premium.giraffe360.com/lawsoncommercial/a82b062c9853408083a1d2a3ddba4534/>



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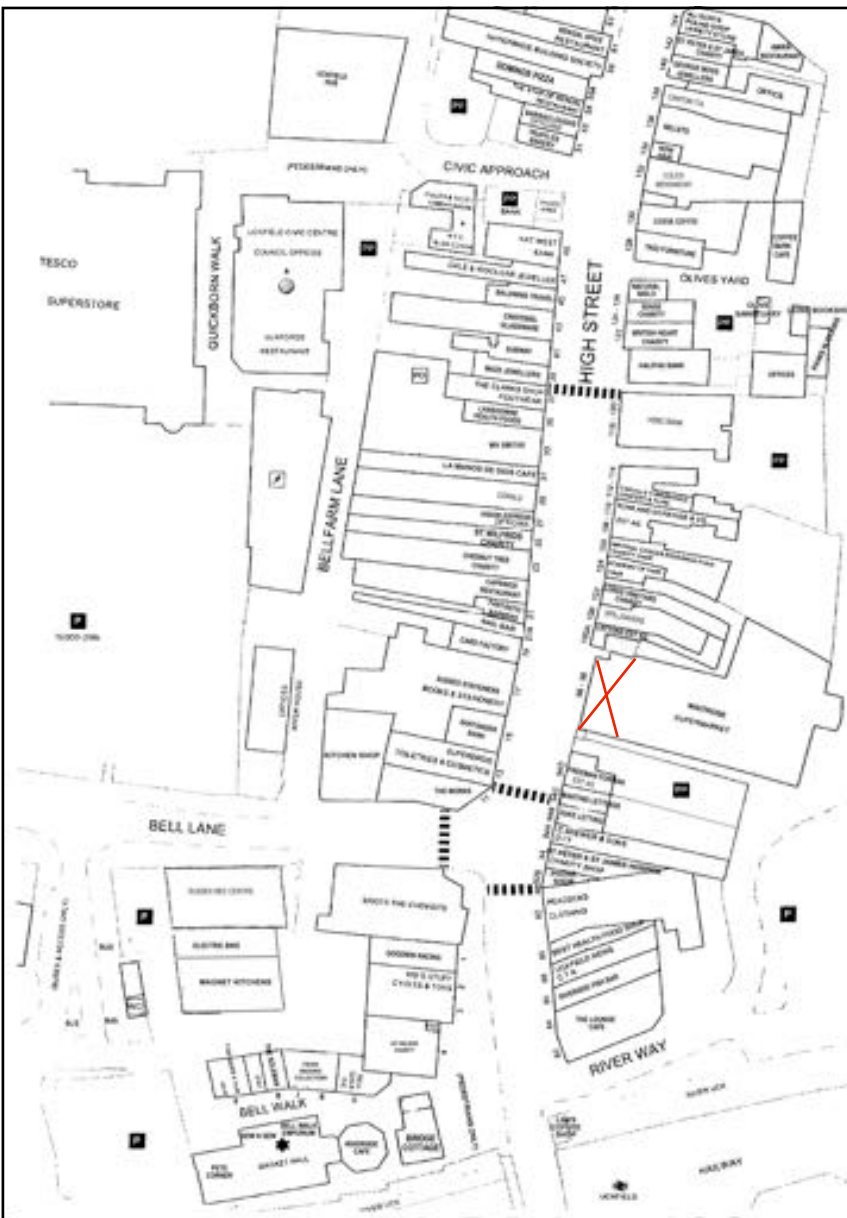


Membership No. T01611

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.

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96-98 High Street, Uckfield



Energy efficiency rating for this property

This property's current energy rating is E.

