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## Industrial Unit With Large Fenced Yard - Lease Available UNIT 2 SHORTGATE INDUSTRIAL PARK THE BROYLE, RINGMER BN8 6PH



*Aerial 2019*

### LOCATION

Shortgate Industrial Park is on the B2192 which links the A22 Uckfield/Eastbourne road with Ringmer and Lewes. Travelling from Halland towards Ringmer the Estate may be found just past The Wok restaurant on the left hand side. Bearing left after the entrance Unit 2 lies on the right. Other occupiers of the Estate include **FBF Fabrications**, **Southern Car Sales** and **Train Sharp**.

### ACCOMMODATION

The premises comprise a unit of steel framed construction with insulated profile steel cladding to the elevations and roof. There are translucent panels in the roof providing natural light. In addition there is a large fenced yard. In more detail the premises are arranged as follows:

#### Overall dimensions

Width 43' (13.1m)  
Depth 69' (21.0m)  
**2,967 sq ft (275.6 sq m)**

Eaves height 12' (3.7m)  
Roller shutter door 11'6" [w] x 11'9" [h] (3.5m x 3.6m)  
with external covered loading area.



3 phase electricity supply.  
Within the unit is a cloakroom with low level w.c. + hand basin having water heater over.

Within the overall space a series of offices and storage areas have been created as follows:

continued

- SHOPS
- OFFICES
- FACTORIES
- WAREHOUSES
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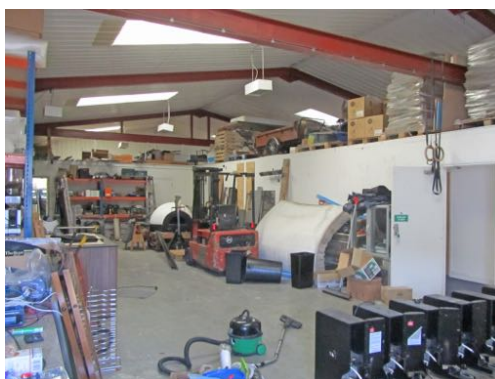
## 2. Unit 2 Shortgate Industrial Park, Shortgate

### Warehouse

Maximum dimensions 48'6" x  
21'9" (14.8m x 6.6m)

**1,008 sq ft (93.6 sq m)**

Painted concrete floor, hi-bay lighting  
+ roller shutter door. Access to:



### Small store

6' x 9'9" (1.8m x 3.0m)

**59 sq ft (5.5 sq m)**

### Warehouse office

10' x 14'3" (3.0m x 4.3m)

**143 sq ft (13.3 sq m)**

Painted concrete floor, strip lighting, dado data & power  
points. Door to:

### Office 1/ Reception

9'9" x 26'6" (3.0m x 8.1m)

**258 sq ft (24.0 sq m)**

Door to outside + fire exit. Strip lighting, carpet tiling +  
translucent ceiling panels. Door to corridor leading to:

### Office 2

15'9" x 9'9" (4.8m x 3.0m)

**154 sq ft (14.3 sq m)**

Strip lighting, carpet tiling + translucent ceiling panels.

Door to corridor, with access back to warehouse, leading to:

### Office 3

15'6" x 10' (4.7m x 3.0m)

**155 sq ft (14.4 sq m)**

Strip lighting, carpet tiling + translucent ceiling panels.

### Office 4

15'6" x 12' (4.7m x 3.7m)

**186 sq ft (17.3 sq m)**

Strip lighting, carpet tiling + translucent ceiling panels.

### Office 5

15'6" x 11' (4.7m x 3.4m)

**171 sq ft (15.9 sq m)**

Strip lighting, carpet tiling + translucent ceiling panels.

### Office 6

15'3' x 11' (4.6m x 3.4m)

**168 sq ft (15.6 sq m)**

Strip lighting, carpet tiling + translucent ceiling panels.



### Cloakrooms

Male & female facilities with low level  
w.c.s & hand basins

### Kitchen

10' x 10'9" (3.0m x 3.3m)

**108 sq ft (10.0 sq m)**

with stainless steel sink unit, hob, oven,  
dishwasher + range of kitchen units.



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.

continued

### 3. Unit 2 Shortgate Industrial Park, Shortgate



#### Outside

Large fenced yard with part concrete surface.

approx. 8,000 sq ft (743 sq m)

Gravelled area

approx. 3,835 sq ft (356 sq m)

**Total yard area approx. 12,000 sq ft (1,115 sq m)**

There is an external toilet block with hand washing facilities and power socket (*not inspected*). In addition there is an area to one side of the unit, outside the fenced area, currently used for parking.



#### TERMS

Held for a term from March 2020 expiring 26 March 2025 on a normal full repairing and insuring basis.

#### RENT

£31,000 per annum exclusive of rates.

The tenant is permitted to pay the rent monthly by standing order.

An incoming tenant will be required to replace the existing rent deposit equivalent to 3 months rent.

#### RATES

Local Authority: Lewes

SBR (22/23): 49.9p

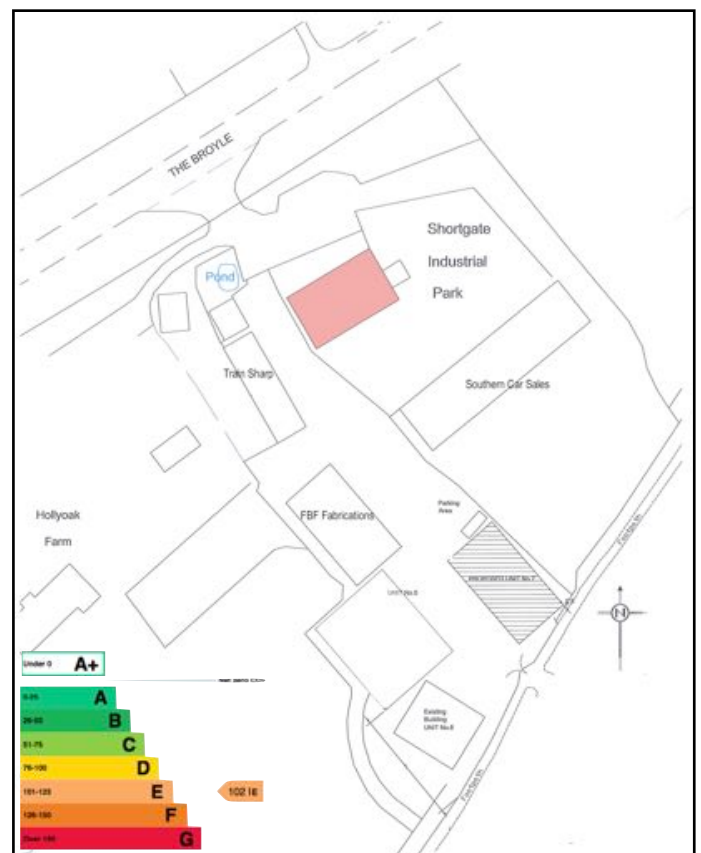
Rateable value: £17,500.

#### VAT

Will be charged on the rent.

#### SERVICE CHARGE

There is a service charge levied for a contribution to maintaining the common areas based on a fair proportion of the total with the Landlord acting reasonably.



#### 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**.

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