

The logo consists of the letters 'SHW' in white, bold, sans-serif font, centered within an orange trapezoidal shape that tapers to the right.

**SHW**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**



**TO LET**

**INDUSTRIAL AND WAREHOUSE – 3,726 SQ FT (346.15 SQ M)**

**Unit 5 St Helena Farm, St Helena Lane, Plumpton Green, Lewes, East Sussex, BN7 3DH**

**DESCRIPTION**

- Premises comprise a light industrial/workshop/storage unit with a separate office area, benefiting from the following amenities:
- New concrete floor
- Steel portal frame
- 3 phase electricity
- Eaves height - min 2.17 m and max 3.46 m
- Electric roller shutter door - width 4.78 m x height 4.10 m
- LED lighting with fluorescent strip lighting in office
- Kitchenette in office
- WC
- Ample parking

**AMENITIES / OPPORTUNITY**

- New concrete floor
- Steel portal frame
- 3 phase electricity
- Eaves height - min 2.17 m and max 3.46 m
- Electric roller shutter door - width 4.78 m x height 4.10 m
- LED lighting with fluorescent strip lighting in office
- Kitchenette in office
- WC
- Ample parking

**LOCATION**

St Helena Farm is set within a rural area of the Low Weald of Sussex. The Estate is conveniently located and is within easy reach of Burgess Hill, Haywards Heath, Brighton and the M23 corridor which links to the national motorway network.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
	3,726	346.15
<b>TOTAL</b>	<b>3,726</b>	<b>346.15</b>

**RENT**

On application

**RATES**

The current 2017 Rateable Value of the property is £16,750.

**VAT**

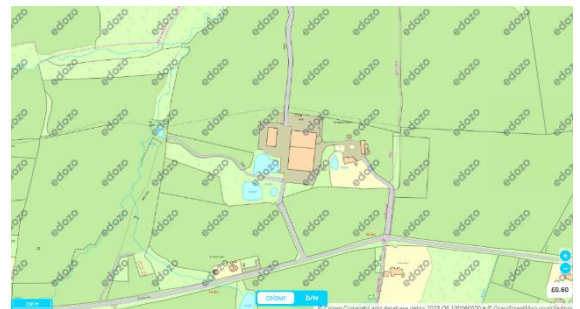
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

An EPC is being prepared and will be available shortly.



**VIEWINGS – 01293 441300**

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