



Between Buxted & Heathfield - Main A272
New Business Units To Let
Ideal Manufacturing or Storage
FIVE CHIMNEYS BUSINESS PARK
CURTAINS HILL, HADLOW DOWN TN22 4DU



Aerial View



Artists Impression



continued

Telephone
01825 76 44 88

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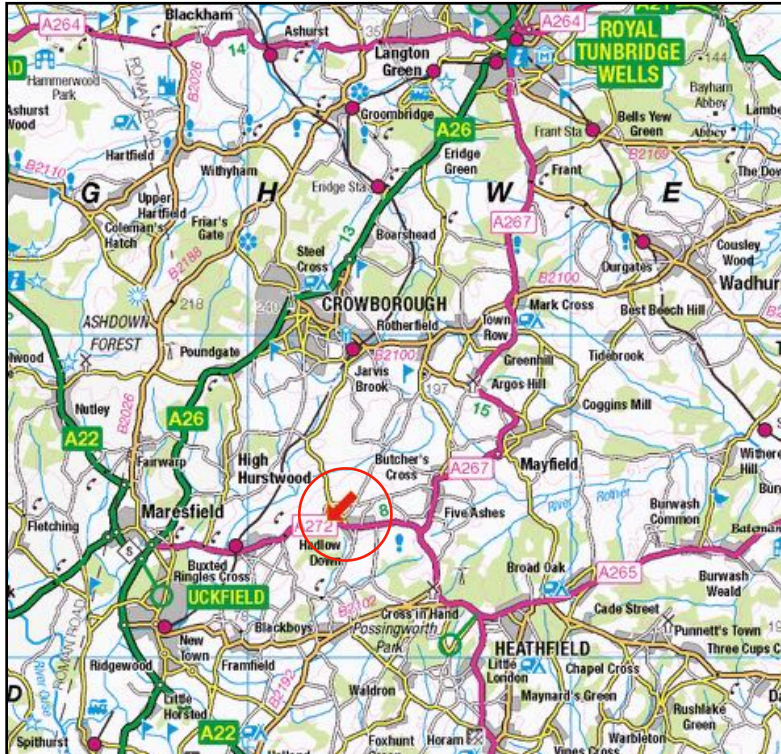
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2. Five Chimneys Business Park, Hadlow Down

LOCATION

Situated on the south side of the Main A272 Buxted/ Heathfield road, being east of Buxted and just before the Five Chimneys Lane junction. Uckfield is 5.6 miles to the southwest. Heathfield is 4.6 miles to the east and Tunbridge Wells in 13 miles to the north.



ACCOMMODATION

The premises comprise a former farm building which has been extensively refurbished and accessed via a private driveway from the A272 (see plans).



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continued

3. Five Chimneys Business Park, Hadlow Down



Specification

New driveway from A272
Timber & steel construction.
Timbered elevations under an insulated profile clad roof with some translucent panels providing natural light.
Low concrete dividing walls with double skinned fireproofed plasterboard above.
Larger units will have a rear fire escape door.
Eaves height 8'6" (2.6m) - Apex height 16'3" (5.0m).
Height to underside of steel beam 10'6" (3.2m)
Painted concrete floor.
Electric roller shutter door + a w.c. & a tea station facility.
LED lighting.
Ducting for fibre broadband.
Separately metered for electricity with 3-phase available.
Mains drainage.

Phase I - Units 1-9



Phase I of the development is currently under construction and works are at an advanced stage.

Phase 2 will be the remaining units.

continued

4. Five Chimneys Business Park, Hadlow Down



Phase I

Windows at the front and in some cases at the rear are currently in the process of being installed. Most of the electric roller shutter doors are installed. Power, water and sewage connections are installed.



The ridge cap cowls are shortly to be removed and replaced with translucent panels to provide additional natural light

This space in Phase I is likely to be ready for occupation from early Summer 2023.

Unit			sq ft	sq m	Rent pa	
1	59'9" x 60'	18.3m x 18.3m	3,585	333	£36,000	
2	29'9" x 60'	9.1m x 18.3m	1,785	166	£17,850	
3	30' x 60'	9.1m x 18.3m	1,800	167	£18,000	
4	29'6" x 60'	9.0m x 18.3m	1,770	164	£17,700	
5	29'6" x 60'	9.0m x 18.3m	1,770	164	£17,700	
6	29'6" x 60'	9.0m x 18.3m	1,770	164	£17,700	
7	19'6" x 60'	5.9m x 18.3m	1,170	109	£13,000	<i>Under Offer</i>
8	19'6" x 60'	5.9m x 18.3m	1,170	109	£13,000	
9	19'6" x 60'	5.9m x 18.3m	1,170	109	£13,000	<i>Under Offer</i>

Units 1-5 are currently an open plan area and could be one single unit or a variety of combinations depending upon an occupier's requirements. Total gross internal area ~10,740 sq ft (998 sq m).

continued

5. Five Chimneys Business Park, Hadlow Down



TERMS 5 year leases on a full repairing & insuring basis and capable of being renewed. A rent deposit equivalent to 3 months rent will be required.

VAT VAT will be charged on the rent.

SERVICE CHARGE There will be a service charge levied for maintenance of common areas.

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

EPC
Energy performance certificate will be available once construction is complete.

VIEWING
Strictly by prior appointment with sole agents,
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