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Town Centre Location - Adjoining Tesco Store
Ground Floor Offices With Parking
REAR GROUND FLOOR SUITE
RIVER HOUSE, BELLFARM LANE, UCKFIELD TN22 1AY



LOCATION

River House is a detached office building directly opposite **Sussex Bedcentre** in Bell Lane with the main access being via Bellfarm Lane and only a few yards from the junction with the High Street. Immediately adjoining is Tesco's car park. The property is right in the heart of the town centre and other occupiers of the building include the **Uckfield Dental Surgery** and, on the 1st floor, **Lawson Queay** building surveyors.

ACCOMMODATION

The premises comprise a ground floor office suite divided into a number of rooms with car parking. In more detail the premises are arranged as follows:

From car park

Entrance lobby with twin doors.

Office 1

Slightly L-shaped, max. dimensions
14'3" x 19'3" (4.3m x 5.9m)

261 sq ft (24.2 sq m)

Twin aspect with radiators.

Opening to:

Office 2/store

14'3" x 6'9" (4.3m x 2.1m)

96 sq ft (8.9 sq m)

Door to:

Corridor

giving access to:

Kitchen/staff room

13' x 10' (4.0m x 3.0m)

130 sq ft (12.1 sq m)

Sink unit with cupboards under, LED strip lights + internal glazed panels to corridor.



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2. Rear Ground Floor Suite, River House, Uckfield

- Cloakrooms** Male & female facilities with low level w.c.s, radiators & hand basins.
- Boiler room** Gas-fired boiler for central heating and hot water.
- Store** 4'9" x 13' (1.4m x 4.0m) **62 sq ft (5.7 sq m)**
- Inner lobby** Fire escape door giving access to front section of River House. Door to:
- Office 3** 10'3" x 12' (3.1m x 3.7m) **123 sq ft (11.4 sq m)**
Radiator + strip lights. Door to:
- Office 4** L-shaped, 17'9" x 10'3" (5.4m x 3.1m) + 5'3" x 12'3" (1.6m x 4.0m) **246 sq ft (22.8 sq m)**
Strip lights. Door to corridor.

Office 5

Slightly L-shaped, maximum dimensions 21'3" x 15'6" (6.5m x 4.7m)

309 sq ft (28.7 sq m)

Accessed from Entrance lobby being twin aspect with radiators.



Total overall area 1,227 sq ft (114.0 sq m)

Outside There is a ramp providing disabled access plus steps leading to the rear car park. 3 spaces are reserved for this suite. Surrounding the building is a small grassed area which leads to the front of the building where there is further car parking for other occupiers.

TERMS New lease on an internal repairing and insuring basis

RENT £12,500 per annum exclusive of rates.

RATES Local Authority: Wealden SBR (23/24): 49.9p
Rateable value : £12,250

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.

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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. Rear Ground Floor Suite, River House, Uckfield



SERVICE CHARGE There is a service charge levied for maintenance of the common areas and for water. The current contribution for this suite is £430.83 per quarter.

VAT VAT is not charged on the rent/service charge.

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 Band D (81).

VIEWING Strictly by prior appointment with agents, **Lawson Commercial**.

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Rear Ground Floor Suite, River House, Uckfield

