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Modern Industrial Unit With Offices To Let Trade Counter Use + Secure Compound 28 BELL LANE, UCKFIELD TN22 1QL



LOCATION

Situated towards the eastern end of Bell Lane on the north side immediately next to Tribune House and opposite the Trampolining Centre. Adjoining is a branch of Setyres and close by are Isenhurst Health Club and The London Tile Co.

ACCOMMODATION

The premises comprise a trade counter area at the front of the building, which could alternatively be an office, a factory area with multiple doors + offices at 1st floor on a 2-storey extension together with a useful secure compound/yard.

Overall	Total depth	116'	(35.3m)
	Internal width	39'6"	(12.0m)
	Gross internal	4,582 sq ft	(425.7 sq m)

Within this area are the following:

Main factory

Depth	66'9" (20.3m)
Internal width	38'6" (11.7m)
	2,570 sq ft (238.8 sq m)

Eaves height 10'6" (3.2m)
Apex height 16' (4.9m)
Translucent panels to roof, strip lighting, painted floor + overhead gas-fired blower.

3 electric roller shutter doors, 13'3" x 9'3" (4.0m x 2.8m).



Directly connecting to:

Rear 2-storey section

Full height area	17'6" x 37'9" (5.3m x 11.5m)	660 sq ft (61.3 sq m)
Eaves height		17'3" (5.3m)
Apex height		23' (7.0m)
Roller shutter door	12'9" x 12'9" (3.9m x 3.9m)	

continued

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Rear store/office 1 11'6" x 15'6" (3.5m x 4.7m)
Under east office **178 sq ft (16.5 sq m)**

Rear store 2 16'6" x 8' (5.0m x 2.4m) + 2'6" x 4' (0.8m x 1.2m)
Under west office **142 sq ft (13.2 sq m)**

Strip lights. Archway to:

Staffroom 9' x 11'3" (2.7m x 3.4m) **101 sq ft (9.4 sq m)**
Fire escape door, breakfast bar, sink unit with cupboards under, worktop with space under + wall cupboards.
Door to:

Inner lobby leading to:

Cloakrooms 2 facilities each with low level w.c. + hand basin.

From rear section, metal staircase to:

1st Floor

West office
16'9" x 15'9" (5.1m x 4.8m)
264 sq ft (24.5 sq m)

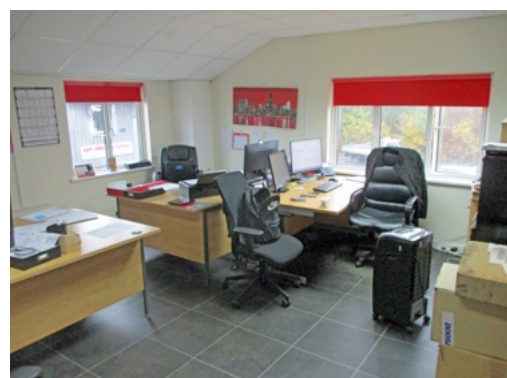
Twin aspect. Door to



Tea station
3'9" x 7'6" (1.1m x 2.3m)
28 sq ft (2.6 sq m)

Circular sink unit with shelving under + worktop with space for fridge under.
Door to:

Cloakroom with low level w.c. + pedestal hand basin.



East office
12'9" x 17' (3.9m x 5.23m)
217 sq ft (20.2 sq m)

Twin aspect with suspended ceiling having inset lights. Door to:

Tea station
3'9" x 7'6" (1.1m x 2.3m)
28 sq ft (2.6 sq m)

Circular sink unit with shelving under + worktop with space for fridge under.

Door to:

Cloakroom with low level w.c. + pedestal hand basin.

continued



Accred. No. A6545



Membership No. T01611

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28 Bell Lane, Uckfield



Total 1st floor office area 537 sq ft (49.9 sq m)

From the main factory are doors to:

Kitchen 8'6" x 6'3" (2.6m x 1.9m)
53 sq ft (4.9 sq m)

Stainless steel sink unit + worktop with space under.

Front office/ trade counter 29'9" x 12'6" (9.0m x 3.8m)
372 sq ft (34.5 sq m)

Door to front car park, suspended ceiling with strip lighting, part carpet part tiled floor.
Door to:



Cloakrooms 2 separate low level w.c.s each with hand basin.

Summary of Areas

Gross internal ground floor area 4,582 sq ft (425.7 sq m)

1st floor office area 537 sq ft (49.9 sq m)

Total Overall Area (including offices) 5,119 sq ft (475.6 sq m)



Outside

The 4 factory roller shutter doors exit into a yard/secure compound of approximately 130' x 30'6" (39.6m x 9.3m) - 3,965 sq ft (368.3 sq m). There is a 1.8m high galvanised metal pallisade-style fence and gates which directly connect to a front car parking area approximately 75'6" x 22' (23.0m x 6.7m) - 1,661 sq ft (154.3 sq m). There is parking for around 10 cars in this area.

PLANNING

Prior to 2006 the premises were used for BI(C) metal fabrication, A1 trade/retail sales counter and BI(A) offices. In March 2006 under Application No. WD/2006/0241/F planning consent was granted for a sui generis depot for tool and small plant hire company, A1 trade/retail sales counter, BI(A) offices, BI(C) light industrial and B2 general industrial + also to provide additional parking by increasing the number of spaces in front of the building and to improve site security by erecting a new 1.8m high galvanised steel palisade perimeter fence and gates. This was implemented by the previous occupier.

TERMS

Held on a 10 year lease from April 2016, expiring 10 April 2026, on a normal full repairing & insuring basis with a rent review in 2021. The Landlord has indicated that a surrender may be accepted with grant of a new 5 year lease with a rent review after 2½ years.

continued

4.

28 Bell Lane, Uckfield



RENT £38,000 per annum exclusive of rates

RATES Local Authority: Wealden
Rateable value : £42,250

SBR (23/24): 49.9p

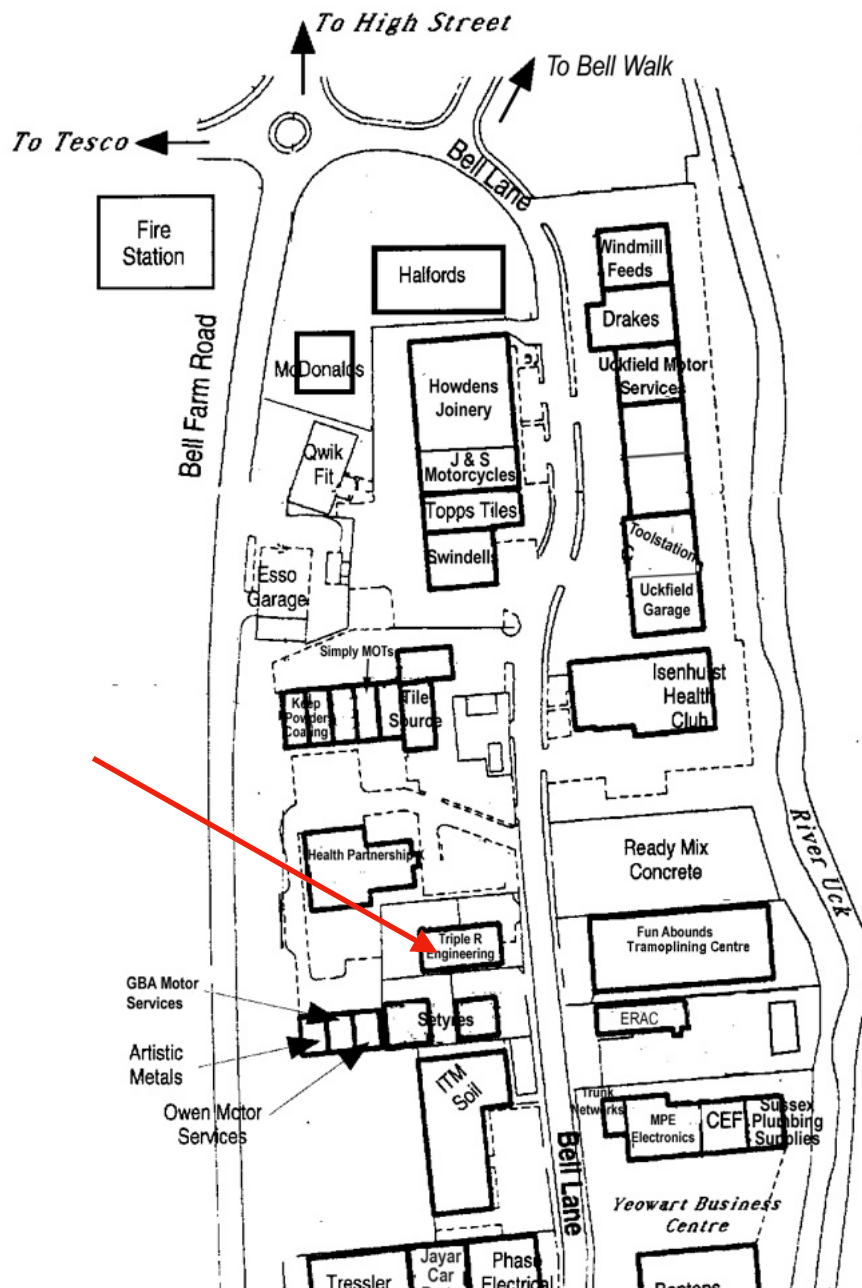
VAT VAT is not charged on the rent.

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 (98).

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

232411



**Bellbrook
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