



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

Prominent Office Development - Close To Station
833 sq ft To Let
SUITE C PORTLAND HOUSE
60 - 64 FRAMFIELD ROAD, UCKFIELD TN22 5AR



LOCATION

Situated on the south side of Framfield Road close to its junction with Harcourt Road and a short distance from the junction with the High Street/ Newtown. This busy road leads to Uckfield Hospital and Framfield village. There is easy access to the High Street and Eastbourne Road and the mainline train station is within walking distance. Other businesses in Portland House include Watton Hall Recruitment and close by are Nathan Levick hand crafted kitchens & furniture, the Alma Arms public house + a Chinese takeaway and a fish & chip shop.

ACCOMMODATION

Portland House is a modern development of 4 ground floor office suites with flats above on the 1st & 2nd floors. The offices are accessed from via a separate access at the rear of the building.

Suite C

Irregular shape maximum dimensions 21'6" x 42'6" (6.6m x 12.9m) **833 sq ft (77.4 sq m)**

Carpet tiling, suspended grid ceiling with LED light boxes, double glazed sash style uPVC windows, 2 wall-mounted Daikin air conditioning units + kitchenette with stainless steel sink unit with water heater under + space for fridge. Within this area is a cloakroom with lobby leading to 2 separate w.c.s with hand basins, one being DDA compliant.

Net area 725 sq ft (67.4 sq m)



Outside

Attractive landscaped areas + brick paved parking area. 3 spaces are allocated to this Suite.

- SHOPS
- OFFICES
- FACTORIES
- WAREHOUSES
- INVESTMENTS
- LAND
- VALUATIONS
- SURVEYS
- RENT REVIEWS
- LEASE RENEWALS
- RATING

The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

Fax
01825 76 11 44

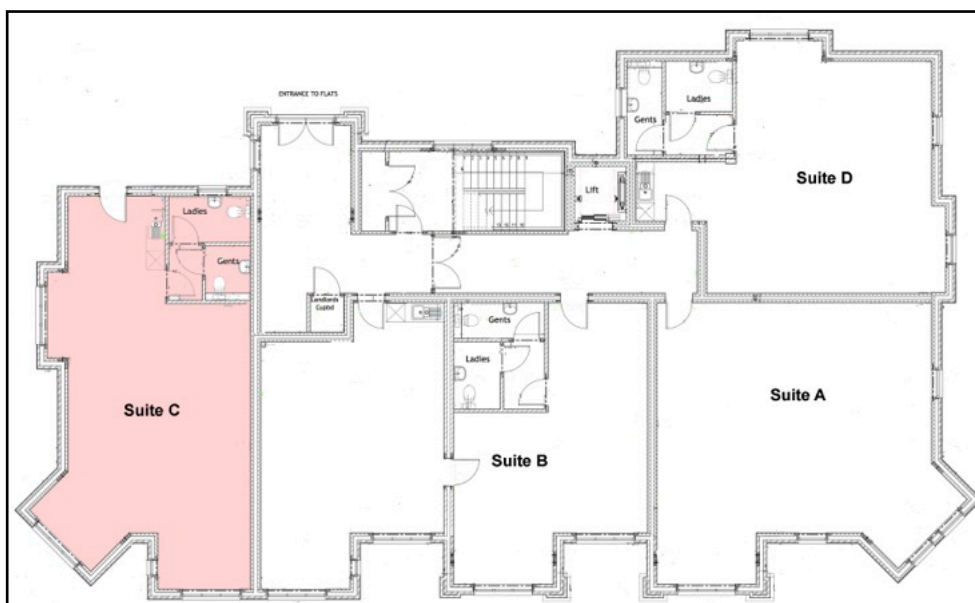
Email
info@lawsoncommercial.co.uk

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2. Suite C Portland House, Framfield Road, Uckfield

TERMS	New 10 year lease on a proportionately full repairing and insuring basis, with a review after 5 years	
RENT	£12,000 per annum exclusive of rates.	
RATES	Local Authority: Wealden	SBR (23/24): 49.9p
	Rateable value : £6,600	
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 .	
SERVICE CHARGE	A service charge is levied for maintenance of the common parts. For the year ending May 2024 the annual charge is £392.28 collected quarterly.	
VAT	VAT is 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 A (24).	
VIEWING	Strictly by prior appointment with agents, Lawson Commercial .	

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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. Suite C Portland House, Framfield Road, Uckfield

