



Telephone
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www.lawsoncommercial.co.uk

Shared Storage Space On All Inclusive Basis
UNIT 3B DEANLAND BUSINESS PARK
DEANLAND ROAD GOLDEN CROSS
Nr HAILSHAM BN27 3RP



LOCATION

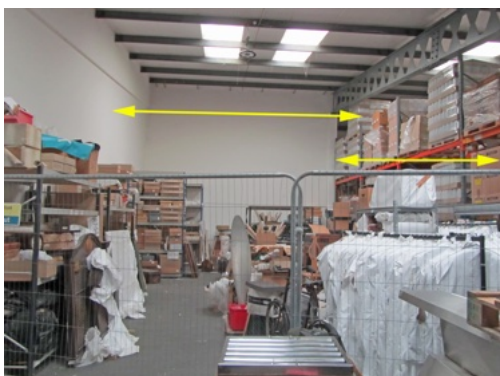
Situated in Deanland Road just on the outskirts of Golden Cross with direct access onto the A22 Uckfield/Eastbourne road. Close by is the junction of the A22 with the B2124 to Loughton affording easy access to Lewes. The property is approximately 4.9 miles from Hailsham and 8.2 miles, via the A22, from Uckfield.

ACCOMMODATION

This large, former warehouse has been divided into two back-to-back terraces of industrial units with separate power & w.c. facilities. Other occupiers of the complex include **Finest American Motorcycles, Image Contract Flooring, HS Hire** and **Coney Brothers**.

The Owner of Unit 3 is prepared to share part of the unit for storage purposes only and the area would be ideal for someone looking for short term storage.

Depth	46'3"	(14.1m)
Internal width	24'3"	(7.4m)
Gross area	1,122 sq ft	(104.2 sq m)
Eaves height at front	17'	(5.2m)
Eaves height at rear	23'	(7.0m)



The area available is from the orange racking on the right to the white wall on the left and from the internal Heras fencing to the rear of the unit in the photo.



An area at the front of the unit is left for shared use for forklift storage and loading.

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Uckfield
East Sussex TN22 1RJ

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Email
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continued

2. 3B Deanland Business Park, Golden Cross

To the front of the unit is a
roller shutter door

11'9" x 11'9" (3.6m x 3.6m)

There is hi-bay lighting, strip lighting,
a personal door + fire escape to
central fire escape corridor.

There is shared use of the
cloakroom and tea station facilities.



TERMS The storage area is available by way of an annual licence on
an all inclusive basis.

RENT £950 per calendar month to include a contribution to
power/lighting, maintenance and insurance of the building
cleaning and service charge.

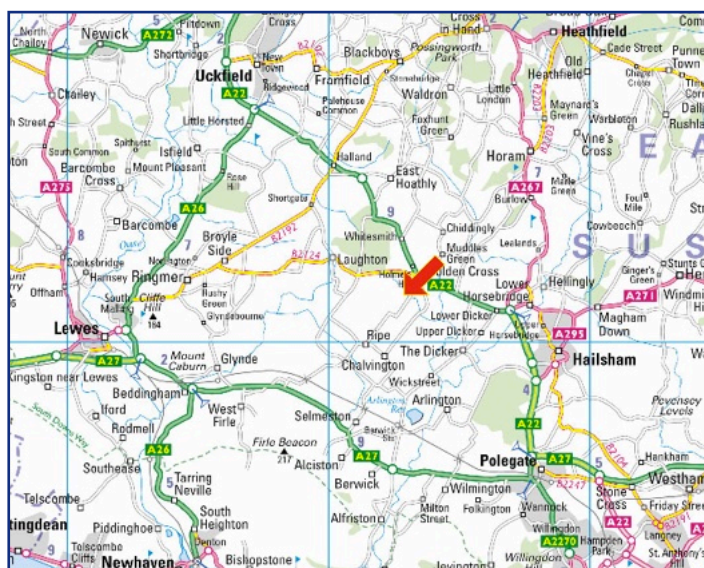
VAT Will be charged on the rent.

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 C (65).

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

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Accred. No. A6545



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