

## Workshop/store To Let overall 58.8 sq m (638 sq ft) on small rural estate

Unit 6, Ashgrove Farm, Piltdown, (A272) East Sussex. TN22 3XN



### *Location*

Ashgrove Farm is accessed directly from the main A272 road between Uckfield and Haywards Heath and almost opposite Old Spot Farm. The site is on the South side close to the fuel filling station and car valeters. There is a farm shop and deliscent to the front with wide access suitable for HGV leading to the central car park and business units.

Other businesses at this location include Nose to Tail butchers, Print Asylum Ltd., Outdoor Hire & Josephina.

### *Accommodation*

The premises comprise an industrial unit/workshop having twin loading doors to car park. It is currently divided to provide for production area and store and fitted with sink unit, strip-lights and power points. There is a window to one side.

Internal Width 8.9m (28' 9")  
Depth 7.3m (24') (max) overall **58.8 sq m (638 sq ft)**

There are shared cloakrooms opposite for use by all occupiers on site.

### *Outside*

Car parking is provided in the general car park where there are 2 allocated spaces for this unit. There is CCTV around the estate



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## Terms

New lease, length to be agreed, on normal full repairing and insuring basis but without automatic rights to renew at the end of the term.

## Rent

£700 per calendar month

## Rates

(Rateable value)

£2,650

N.B. Eligible businesses may be entitled to small business rate relief. Further information is available at the government website [www.gov.uk/apply-for-business-rate-relief](http://www.gov.uk/apply-for-business-rate-relief)

## VAT

We are advised VAT is not charged currently on rent or service charge.

## Services

Reference to any services, appliance or otherwise in these particulars does not imply (i) they are included in the rental or sale or (ii) they are in full and working order

## Service Charge

A service charge of £500pa is levied on all units for maintenance and upkeep of shared areas to include car park, roadways, landscaping and any other shared facilities.

## EPC

