



**graves
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PROPERTY PEOPLE

Crawley Office

17 Brighton Road, Crawley
West Sussex RH10 6AE

Telephone: **01293 40 10 40**

To Let/For Sale: Offices

The Old Dairy, Bluebell Business Estate, Sheffield Park, TN22 3QB



The property comprises a detached attractive, newly finished Grade 'A' office building, with excellent parking provision, on a self-contained site.

KEY FEATURES

- Air source heat pump serves underfloor heating
- Excellent parking provision
- Top quality offices and training
- 4600 sq ft

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LOCATION

The property is situated just off the A275 opposite the famous Bluebell Railway almost midway between Uckfield and Haywards Heath and north of Newick.



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PROPERTY DETAILS	Offices - two storey	4600 sq ft	(427.35 m2)	To Let: £69,000 pa For Sale: £895,000
DESCRIPTION	The offices were constructed less than 2 years ago and provide quality accommodation including; air conditioning, underfloor heating, exposed original brickwork, breakout room, double glazing, LED lighting, fitted kitchen, male & female WCs on both levels, shower and all furniture can be included.			
ACCOMMODATION	Ground floor offices: 2,818 sq ft (261.80 m2) Lower level offices, plus storage: 1,782 sq ft (165.58 m2) Total: 4,600 sq ft (427.35 m2)			
TERMS	The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £69,000 per annum . Alternatively for sale freehold at a price of £895,000 .			
PLANNING	Our client also has planning consent under LW/17/0822 to develop a further workshop to the north of the existing workshop. This was consented with the office accommodation and so we believe has been implemented and so the consent for the workshop is ongoing. We suggest that interested parties satisfy this information with a planning expert.			
FLOOR PLANS	Ground Floor Plan - click here to download First Floor Plan - click here to download			
EPC	Rating A (16) Offices - click here to download			
BUSINESS RATES	Rateable Value - Offices and Yard - £50,000 Rates Payable: £24,950 (2021/22) Interested parties are advised to contact Wealden District Council Tel: 01323 443322 or www.wealden.gov.uk to verify this information.			
VAT	VAT may be applicable.			
LEGAL FEES	Each party to bear their own legal costs incurred.			
VIEWING ARRANGEMENTS	Strictly via prior appointment through Joint Agents: Graves Jenkins - 01293 401040 David Bessant 07767 422530 bessant@graves-jenkins.com			



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Stephen Oliver
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Alex Roberts
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Aaron Lees
a.lees@flude.com

CONTACT



David Bessant MRICS
bessant@graves-jenkins.com



Stephen Oliver
oliver@graves-jenkins.com

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

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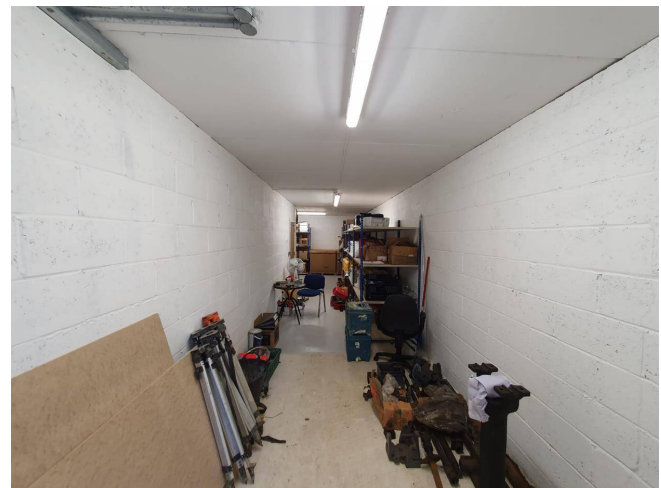
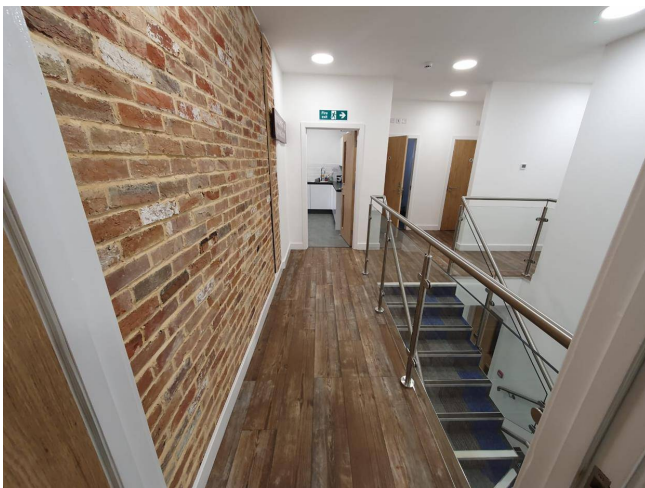
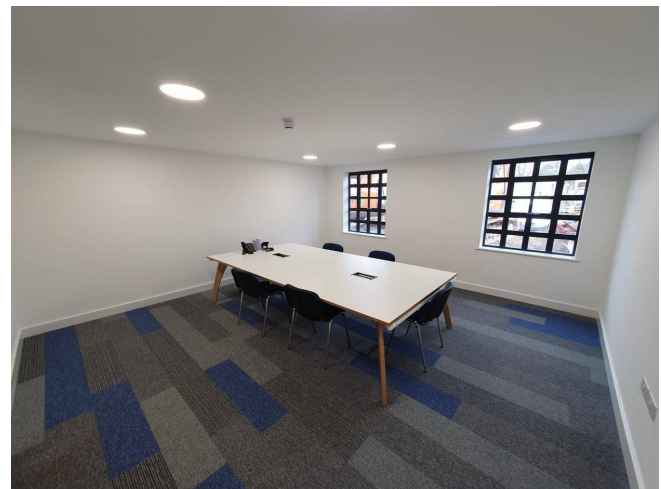
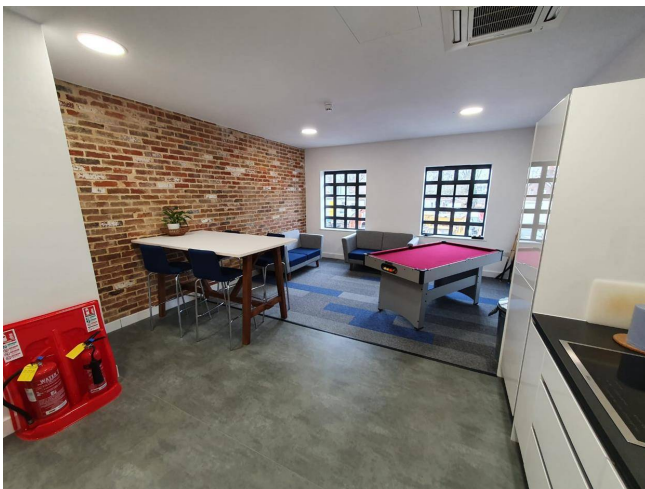
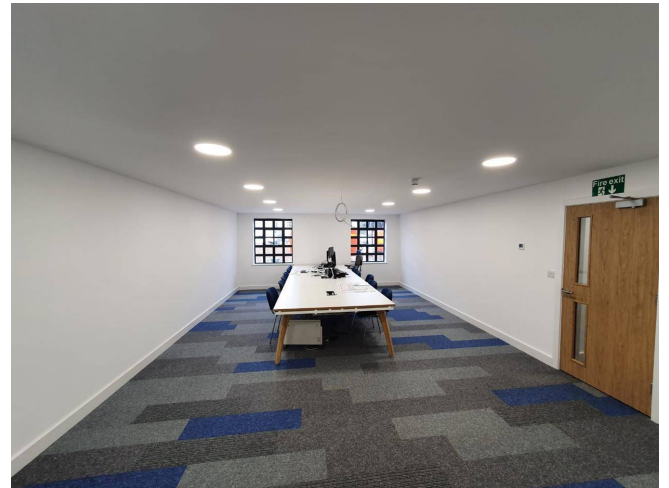
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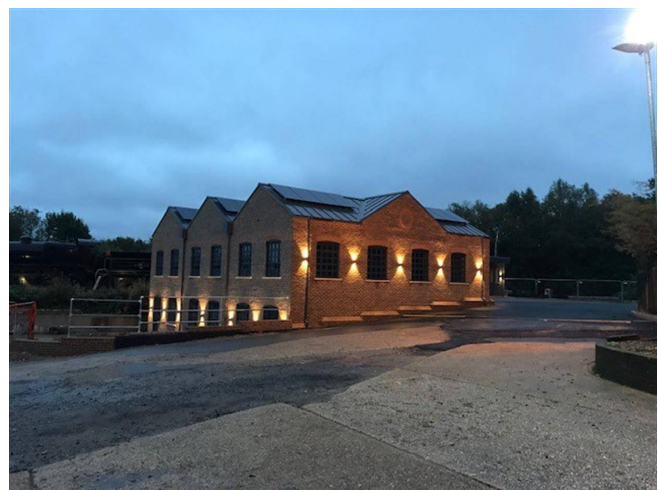
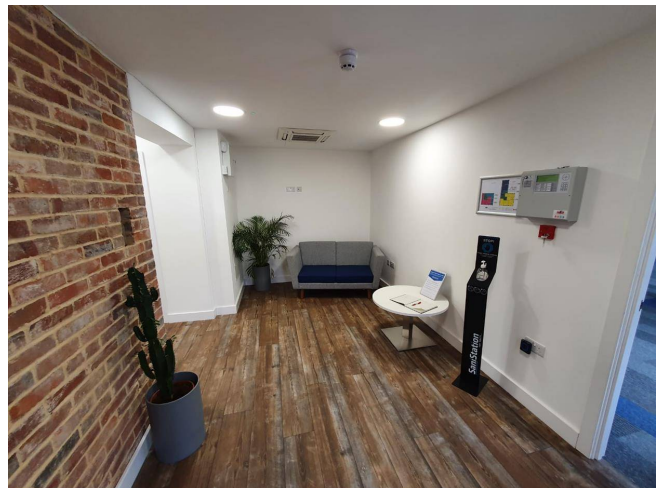
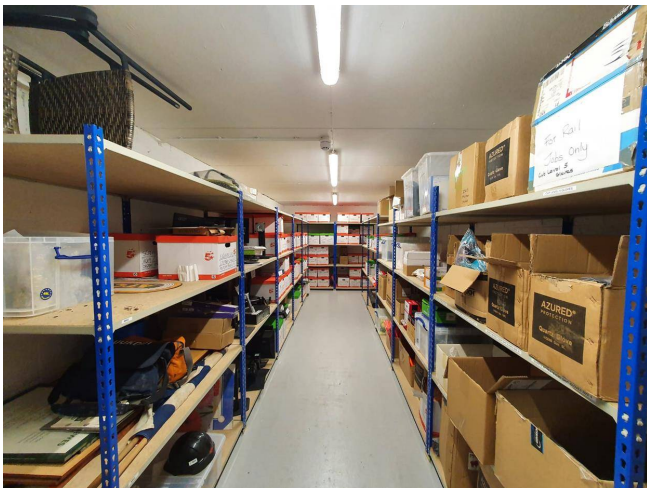
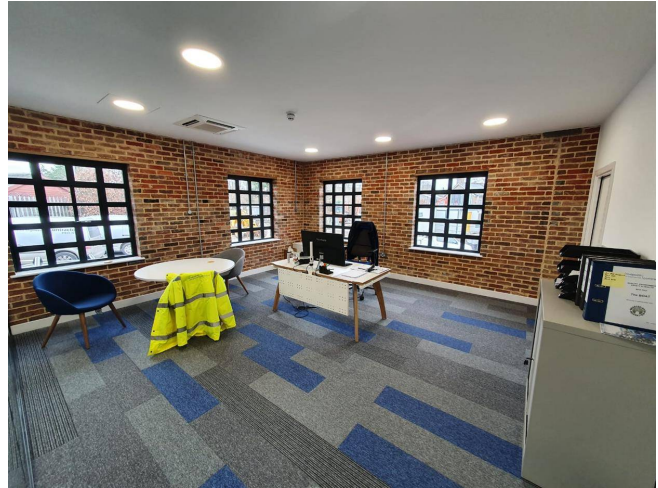
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