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Modern Industrial Unit To Let

Planning Consent For Exercise/Personal Training Studio

UNIT 3 RIVERSIDE, BRAMBLESIDE

BELLBROOK BUSINESS PARK, UCKFIELD TN22 1QQ



LOCATION

Riverside is a development of eight units located to the side of the Royal Mail sorting Office on the new part of the Bellbrook Business Park. This terrace of units was constructed in the mid 1990s to a high specification and has better than average car parking provision for units of this size. This particular unit lies next to **Durastilts** and **MPE Electronics**. Other businesses in the terrace include **Uckfield Framing**, **The Naval & Military Press**, **Sankeys Pest Control** and **St Peter & St James Hospice**.

ACCOMMODATION

This unit is part of a terrace of units with part brick and part profile clad elevations having the benefit of windows at both ground and higher level providing good natural light as well as translucent roof panels providing additional light. In more detail the premises are arranged as follows:

Overall dimensions

Internal width	21'3"	(6.5m)
Depth	49'	(14.9m)

Gross internal area 1,041 sq ft (96.7 sq m)

The unit has strip lighting, a ceiling-mounted Reznor gas-fired blower, disabled persons' w.c., 3-phase electricity and manual roller shutter door.

Outside The unit has 5 allocated car spaces.

TERMS New 5 year lease on a normal full repairing and insuring basis.

RENT £9,500 per annum exclusive of rates.

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2. Unit 3 Riverside, Uckfield

Planning Under Application No:WD/2013/2213/F consent was granted in November 2013 for change of use for an exercise studio and personal training centre. It has traded as a personal training and sports therapy centre since that time but the owners now wish to relocate the business to alternative premises.

RATES Local Authority: Wealden SBR (18/19): 48.0p
Rateable value: £9,100

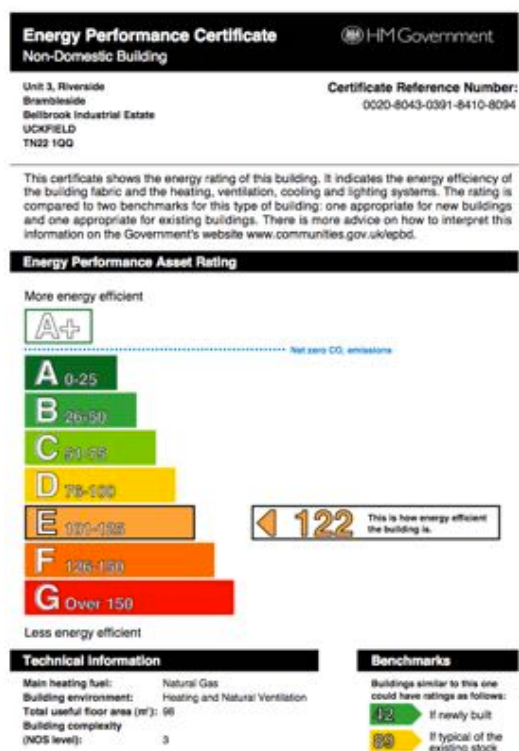
N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

VAT VAT is 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.

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

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Unit 3 Riverside, Uckfield

