

# HIGH SPECIFICATION MODERN DISTRIBUTION CENTRE



**UNIT 4, ASHDOWN BUSINESS PARK, MARESFIELD,  
UCKFIELD, EAST SUSSEX, TN22 2DU**

50,664 SQ FT (4,706.84 SQ M)





# Summary

## High Specification modern warehouse distribution centre

Available Size	50,664 sq ft
Rent	£8.24 per sq ft
EPC Rating	A (25)

- 10m clear eaves height
- 16 loading doors / 4 doors with dock levellers
- Serviced by a large yard (31% site coverage)
- 50m yard depth
- Floor loading of 50KN/m<sup>2</sup>
- 93 car parking spaces
- Secured fenced site - total area 3.3 acres
- Existing building ready for occupation
- Low Rent per sq ft



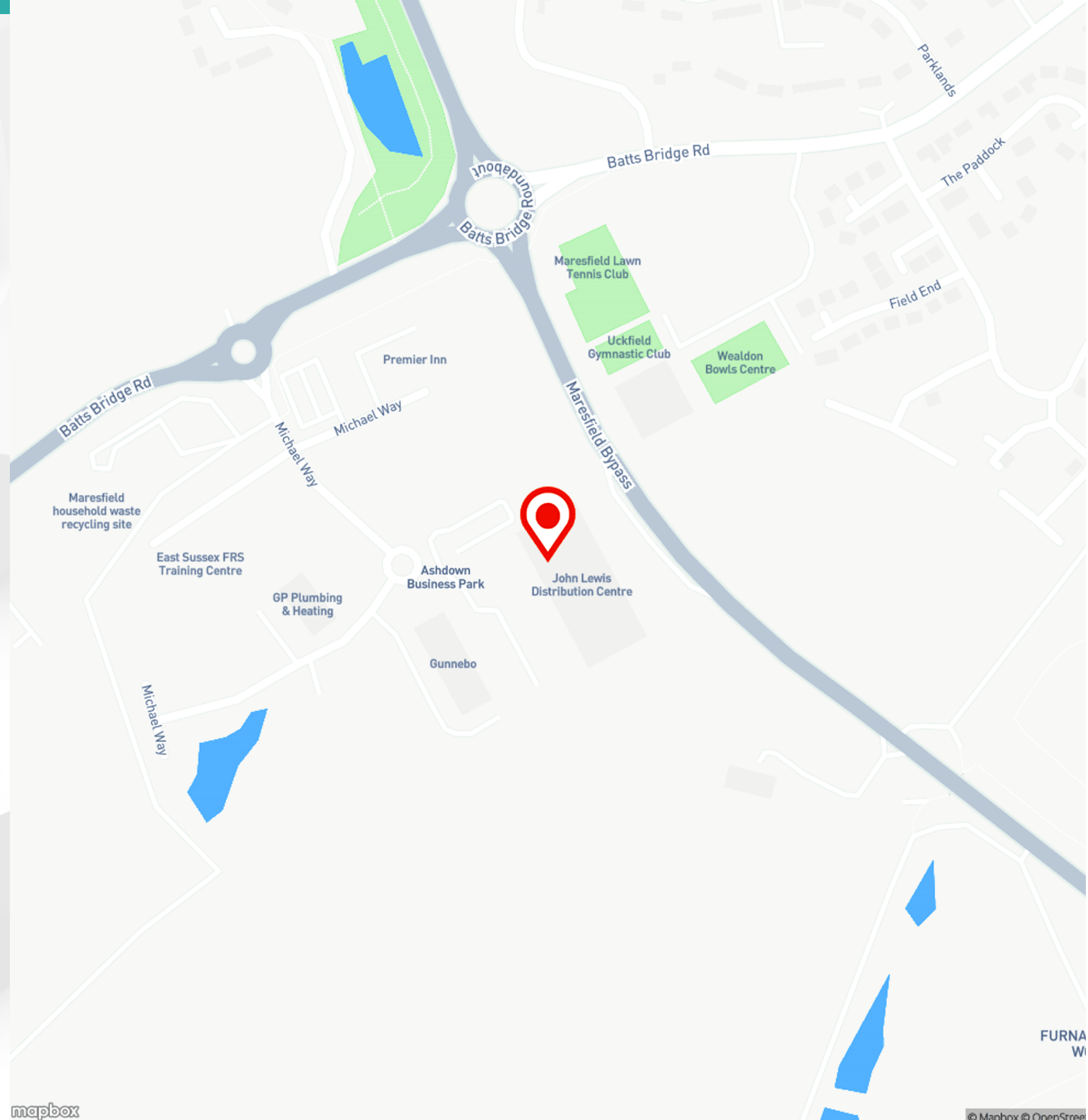


# Location



**Unit 4 Ashdown Business  
Park, Maresfield, Uckfield,  
TN22 2DU**

The property is situated on Ashdown Business Park at the junction of the A272 (Haywards Heath / Heathfield) and the A22 (Eastbourne / East Grinstead) adjacent to the Maresfield/Uckfield bypass. Ashdown Business Park is a modern development, 3 miles to the north of Uckfield Town Centre, 14.6 miles to the south of Tunbridge Wells and 10.4 miles east of Haywards Heath. The estate benefits from a Drive-Thru Costa Coffee and a Premier Inn hotel.









Description

Unit 4 comprises a detached and self contained distribution warehouse constructed in 2016 comprising a twin span steel portal frame building, with profile metal cladding to the roof and elevations. The property benefits from high spec two storey office accommodation with air conditioning and passenger lift.

The unit benefits from a dedicated yard suitable for articulated lorry parking and separate secure car park with 93 car spaces. There is also a fuel store/pump on site and a lorry wash down bay.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
Ground - Office	3,594	333.89
1st - Office	3,446	320.14
Unit - Warehouse	43,624	4,052.80
<b>Total</b>	<b>50,664</b>	<b>4,706.83</b>

Terms

The unit is available by way of assignment of the current lease expiring in August 2036. At the current rent of £412,237 pa (low rent of £8.24 psf).

Use

Use within Class B8 of the Town and Country Planning Order 1987.

VAT

All prices and terms quoted are exclusive of VAT at the prevailing rate.

Anti-Money Laundering Requirement

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Viewings

Please contact joint sole agents Vail Williams 01293 612600 or Cushman & Wakefield 0203 296 2081







## Enquiries & Viewings



**Steve Berrett**

sberrett@vailwilliams.com

07780 324996

01293 612600



**Mikael Goldsmith**

mgoldsmith@vailwilliams.com

07435 829861



**Vail  
Williams**

[View on our website](#)