



## IND / WAREHOUSE TO LET

### Unit 16-17 Ridgewood Industrial Estate

Ridgewood, Uckfield,  
TN22 5QE

# WAREHOUSE TO LET

4,626 sq ft

- 2 loading doors
- WC facilities
- 4.0m minimum eaves, 5.2m maximum eaves
- Perimeter trunking
- 6 car parking spaces

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## Summary

<b>Available Size</b>	4,626 sq ft
<b>Rent</b>	£12.50 per sq ft pax plus VAT
<b>Business Rates</b>	To be reassessed upon occupation.
<b>Service Charge</b>	£4,898.74 per sq ft plus VAT, for the period ending 31.12.26.
<b>Estate Charge</b>	£1,976.17 per annum Insurance figure for the period ending 30.12.26
<b>EPC Rating</b>	C (63)

## Description

Ridgewood Industrial Park comprises 20 industrial units. Unit 16-17 is a double unit of steel portal frame construction with a pitched roof and translucent roof lights. The elevation is predominantly of solid brick construction with profile panelled cladding above. The unit benefits from 2 loading doors, WC facilities, 4.0m minimum eaves and 5.2m maximum eaves, LED lighting and 6 car parking spaces.

## Location

Ridgewood Industrial Estate benefits from strong road connections being located at the A26 trunk road. Uckfield mainline railway station benefits from regular rail services into London Bridge and Victoria.

## Specification

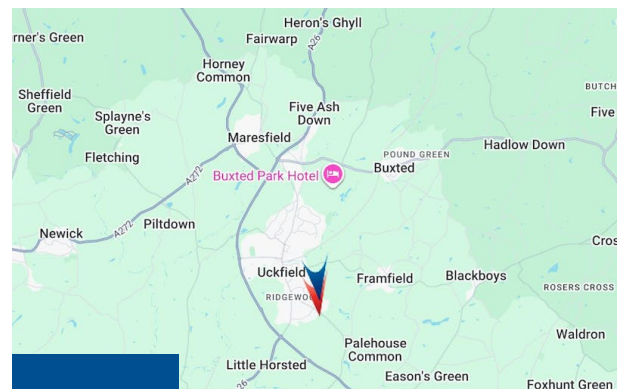
- 2 loading doors
- WC facilities
- 4.0m minimum eaves
- 5.2m maximum eaves
- LED lighting

## Terms

A new full repairing and insuring lease is available for a term to be agreed.

## Anti Money Laundering

The successful tenant will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.



## Viewing & Further Information

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