Oldfield Smith & Co.
Chartered Surveyors

Lease Assignment



Unit 22 Five Chimney Business Park

Curtain Hill, Hadlow Down, TN22 4DU

Light Industrial/Storage Unit with Parking & Loading on Established Business Park

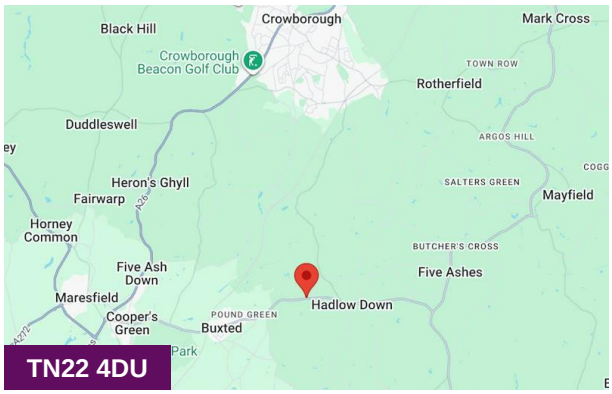
900 sq ft
(83.61 sq m)

- Established business park
- Versatile refurbished workshop/storage unit
- Parking and loading area to the front
- Renewable Lease assignment with passing rent of £11,000 pax
- Available immediately

Unit 22 Five Chimney Business Park, Curtain Hill, Hadlow Down, TN22 4DU

Summary

Available Size	900 sq ft
Passing Rent	£11,000 per annum
Rateable Value	£10,750 Current rateable value (13 November 2026 to present)
Car Parking	Parking/loading to the front
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	B



Description

Unit 22 is a purpose-built, mid-terraced light industrial and storage unit forming part of the established Five Chimneys Business Park.

The property provides approximately 900 sq ft (83.63 sq m) of clear-span accommodation, offering a good open space that could suit a variety of business, storage and light industrial uses, subject to the necessary consents (no motor trade permitted). The property benefits from a roller shutter loading and personnel door accesses, with parking and loading space to the front. Internally, the accommodation is mainly open plan with a separate WC. The minimum eaves is 2.68m rising to 5.23m at the rear.

We are seeking a new tenant to be assigned the existing Lease. The existing Lease is renewable and for a term of 5 years from 7th August 2024 with a passing rent of £11,000 pax. There are no breaks, nor rent reviews, contained with the prevailing Lease. A copy of the Lease is available upon request.





Accommodation

The accommodation comprises the following gross internal areas:

Description	sq ft	sq m
Unit 22	900	83.61
Total	**900**	**83.61**

Location

Five Chimneys Business Park is situated at Curtains Hill, Hadlow Down, in a rural location between Buxted and Heathfield, with convenient access to the A272.

Viewing & Further Information



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