



IND / WAREHOUSE TO LET

Unit 20 Ridgewood Industrial Estate

Ridgewood, Uckfield,
TN22 5QE

WAREHOUSE TO LET

2,293 sq ft

- 1 loading door
- WC facilities
- 4.0m minimum eaves, 5.2m maximum eaves
- Perimeter trunking
- 3 car parking spaces

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Summary

Available Size	2,293 sq ft
Rent	£12.50 per sq ft pax plus VAT
Rates Payable	£3.65 per sq ft The rateable value will increase to £21,750 on 1.4.26.
Rateable Value	£16,750
Service Charge	£2,449.37 per sq ft plus VAT, for the period ending 31.12.26.
Estate Charge	£504.53 per annum plus VAT. Insurance figure for the period ending 30.12.26
EPC Rating	D (92)

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.

Description

Ridgewood Industrial Park comprises 20 industrial units. Unit 20 is a 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 1 loading door, WC facilities, 4.0m minimum eaves and 5.2m maximum eaves, LED lighting and 3 car parking spaces.

Specification

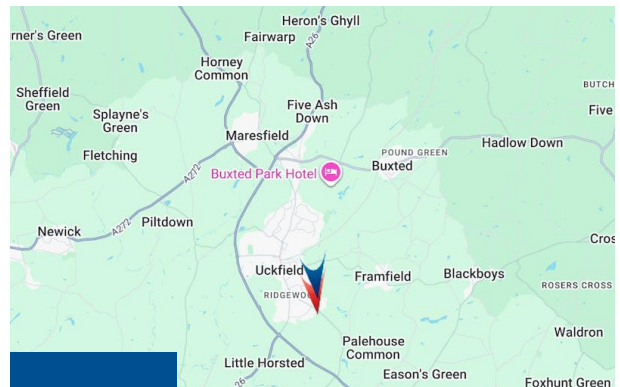
- 1 loading door
- WC facilities
- 4.0m minimum eaves
- 5.2m maximum eaves
- LED lighting
- 3 car parking spaces

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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