



Unit 2

70 Bell Lane, Bellbrook Industrial Estate, Uckfield, TN22 1QL

**Modern Industrial
unit/warehouse located on
the popular Bell Lane
Industrial Park Uckfield to
let.**

2,427 sq ft
(225.48 sq m)

- Generous parking and turning area
- Secure gated compound
- New lease available

Summary

Available Size	2,427 sq ft
Rent	£25,000 per annum
Rateable Value	£18,250 The Rateable Value is currently £18,250. This is subject to change from 1 April 2026, whereby the rateable value will increase to £21,000.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

Oldfield Smith are pleased to bring to market this modern semi-detached industrial unit located on Bellbrook Business Park.

The unit benefits from a well-configured internal layout, including a front-facing office with windows, along with two separate cloakrooms, each fitted with a low-level WC and wash hand basin. A mezzanine-style area above the office provides additional light storage space.

The warehouse area is well lit, featuring clear roof panels that allow for excellent natural light, complemented by strip lighting to the perimeter walls and roof.

Externally, the unit enjoys use of a good-sized shared car park and turning area, serving three other units, all accessed via a secure gated entrance.

A new lease is available, with terms to be agreed, on a full repairing and insuring basis.

Location

The premises are located to the rear of the site comprising 2 units fronting Bell Lane and 2 at the rear with an elevation to Bell Farm Road. The units share a gated access from Bell Lane leading to a central turning area. The site is situated close to the Vauxhall dealership, Green DIY and Canadines Bathrooms.

Accommodation

The accommodation comprises the following gross internal areas, in accordance with the RICS Code of Measuring Practice, as follows:

Name	sq ft	sq m
Ground	2,146	199.37
1st	281	26.11
Total	2,427	225.48



Viewing & Further Information



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