



**Suite D Eden House, River Way,
The Office Village, Uckfield, TN22 1SL**

**Modern purpose built office
complex in the heart of
Uckfield town with easy
access from the High Street.**

91.40 sq m
(983.82 sq ft)

- Modern office investment
- Ample allocated car parking
- Town centre
- Air conditioned

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Summary

Available Size	91.40 sq m
Price	£225,000 Excl VAT
Rates Payable	£6,700 per annum
Car Parking	3 car parking space to the front of the building with a further 2 tandem spaces alongside Suite C Arun house.
VAT	Applicable
EPC Rating	D

Description

Front door with door entry intercom to inner lobby, stairs to first floor, store cupboard, fire detection panel, door exit point.

Ground floor suite 6.8m (22' 3") x 6.2m (20' 3") – 42.2 sq m (451 sq ft) bright modern space being triple aspect, suspended ceiling with inset LED panels, window blinds, ceiling mounted air conditioning unit providing heating and cooling, carpet, perimeter trunking for power and data points. Door to: Kitchen 1.2m (4') x 2.0m (6' 6") 2.4 sq m (26 sq m) fitted with stainless steel sink unit with water heater under, base unit. Door to downstairs comms cupboard. Door to: Cloakroom fitted with low level wc and wash hand basin with water heater over. Automatic lighting.

Total usable area ground floor 44.6 sq m (477 sq ft)

Stairs to first floor landing with doors to: 3 separate offices overall 46.8 sq m (515 sq ft) each fitted with wall mounted air conditioning units for heating and cooling having remote control, carpet, perimeter trunking for power and data.

Cloakroom fitted with low level wc, wash hand basin with water heater over, automatic lighting.

Total overall area 91.4 sq m (992 sq ft)

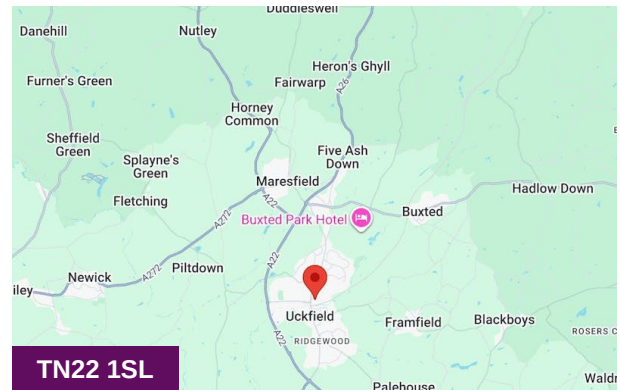
Outside - 3 car parking space to the front of the building with a further 2 tandem spaces alongside Suite C Arun house.

The premises are let to the company Oldfield Smith & Co. who sub let part. The tenant is currently holding over. Passing rent £15,000pa plus VAT. The property is elected for VAT. Therefore VAT will be applied to the sale price.

The property currently has 2 assessments in respect of business rates, one to the ground floor and the other at first floor. Currently both floors have a rateable value less than £12,000 thus providing an opportunity for tenants to claim 100% exemption against business rates, subject to conditions.

Location

Office Village is a modern purpose built office complex in the heart of Uckfield town with easy access from the High Street. Vehicular access is via River Way, alongside the entrance to Waitrose car park. The development comprises 4 office blocks in a courtyard setting. Eden House comprises 3 self contained office suites, Suite D being an end of terrace. The suite benefits from air conditioning, door entry, CCTV and is alarmed.



Viewing & Further Information



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