

TO LET

**LIGHT INDUSTRIAL/WORKSHOP/STORAGE UNIT
98.48 SQ M (1,060 SQ FT)**

Unit 10 St Helena Farm, St Helena Lane, Plumpton, BN7
3DH



Summary

Available Size	1,060 sq ft
Rent	£12,950 per annum exclusive
Business Rates	Rateable Value to be advised. Details on application.
Service Charge	0.63 per square foot per annum shall be applicable towards the upkeep and maintenance of the estate. Further details upon application.
EPC Rating	Upon enquiry

Location

St Helena Farm offers a range of affordable units within its business park set within a rural area of the Low Weald of Sussex.

Lewes is located approximately 5 miles to the south-east and Haywards Heath is approximately 9 miles to the north-west. Plumpton railway station is conveniently located just under 2 miles away and offers direct services to London and the South Coast.

Description

Premises comprise a light industrial/workshop/storage unit, benefiting from the following amenities:

Specification

- Concrete floor
- Steel portal frame and insulated roof
- Translucent light panels
- Eaves height - min 2.22 m and max 4.15 m
- Electric roller shutter door - width 2.2 m x height 2.5m
- WC
- Ample parking

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Total	1,060	98.48

Lease

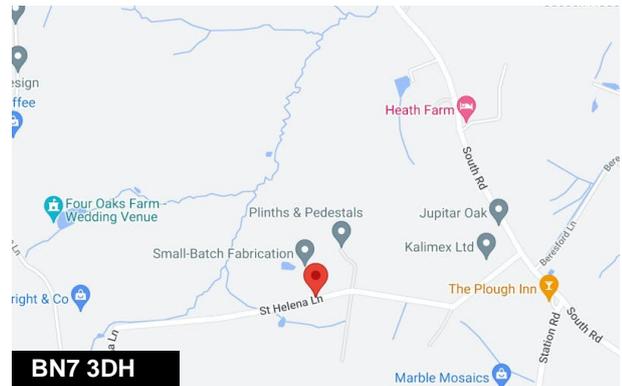
A new lease is available on terms to be agreed.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.

