



Units 3-4, Phase 1

Tewitts Farm, Palehouse Common, Uckfield, TN22 5RB

New Build High Spec Industrial Unit Near Uckfield - Units 3-4, Phase 1

2,408 to 4,836 sq ft
(223.71 to 449.28 sq m)

- New industrial units
- New lease available
- Suitable for variety of uses
- Good sized yard
- Excellent access

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Summary

| | |
|-----------------------|----------------------|
| Available Size | 2,408 to 4,836 sq ft |
| Business Rates | Upon Enquiry |
| EPC Rating | Upon enquiry |

Description

Oldfield Smith are pleased to launch to market a newly built standalone industrial/warehousing scheme, which can be split to suit most size requirements. This is Phase 1 at Tewitts Farm, Palehouse Common, located next to established industrial estate. An additional Phase is being applied for with Wealden District Council planning department, in order to create a new business hub.

The unit has a steel portal frame, insulated composite cladding, a dual-pitch roof with around 15% rooflights, and insulated roller shutter, personnel and fire escape doors for easy access. New internal and external LED lighting is installed. It is currently clear span accommodation however, we can erect insulated walls to suit tenant demand. Water and waste has been plumbed at intersections at the rear and a WC/kitchen can be fitted to suit tenant's needs. The eaves height is excellent boasting minimum 5.9m and maximum 7.9m.

The building sits on its own secure plot with its own gated access and dedicated access road to the east of the Farm. The gates are due to be improved, along with improving and widening the access road.

The property is being offered on a new Lease for a term to be agreed.

Location

Situated just outside Uckfield in Easons Green/Palehouse Common, the property sits within a well-established farming and light industrial locality, with a small number of residential homes in the surrounding area.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------------|--------------|---------------|
| Unit - 3 | 2,408 | 223.71 |
| Unit - 4 | 2,428 | 225.57 |
| Total | 4,836 | 449.28 |



Viewing & Further Information



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