



Unit 2, Pacemanor Business Park

Bellbrook Ind Est, Uckfield, TN22 1YA

Modern Industrial / Warehouse Unit with Offices and Generous Parking

6,080 sq ft
(564.85 sq m)

- Modern end-of-terrace industrial/business unit
- 6,080 sq ft (564.76 sq m)
- Parking for approximately 12 vehicles
- Dedicated loading bay

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Summary

Available Size	6,080 sq ft
Rent	£65,000 per annum
Rateable Value	£56,500 Current rateable value (1 April 2026 to present)
Car Parking	The external space accommodates comfortable 12 vehicles plus the loading bay.
EPC Rating	Upon enquiry

Description

Located in Bellbrook Industrial Estate, this modern end-of-terrace industrial unit provides a practical mix of warehouse, office and storage space.

The ground floor is mainly open-plan warehouse/workshop accommodation, finished to a good standard and suitable for a range of business uses. The first floor provides office accommodation, with additional mezzanine storage above.

Outside, the property benefits from a dedicated loading bay and parking for approximately 12 vehicles, providing excellent access for deliveries, staff and visitors.

Extending to approximately 6,080 sq ft (564.76 sq m), the property offers flexible business space in a well-established industrial location, making it suitable for a wide range of occupiers.

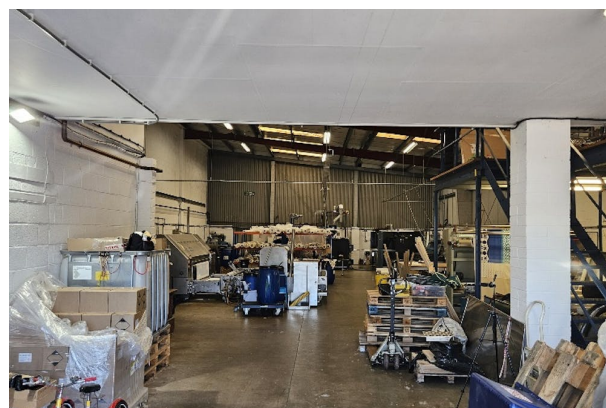
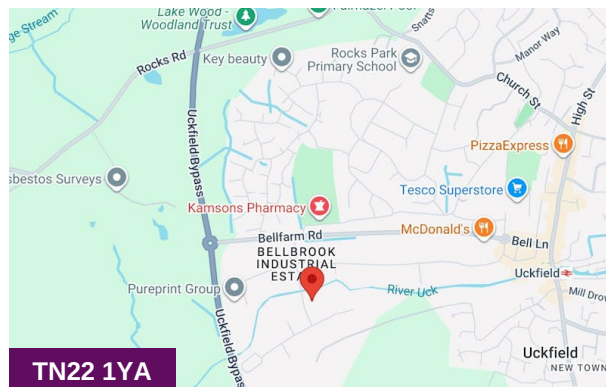
Location

Unit 2 is located on Bellbrook Industrial Estate, Uckfield's main industrial and business area. The property has good access to the A22 and A272, making it easy to reach the surrounding towns and road network. Uckfield town centre is also close by, offering a range of shops, cafés and other local amenities.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	4,899	455.13
First Floor Offices	924	85.84
Mezzanine Storage	257	23.88
Total	6,080	564.85



Viewing & Further Information



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