



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

Delightful Ground Floor Offices UNITS 7-10 MERRYDOWN BUSINESS PARK DISCOVERY WAY, HORAM TN21 0GE



LOCATION

Situated on the A267 on the south side of Horam being 4.3 miles north of the Boship roundabout which gives access to A22 and 8.5 miles east of Uckfield and 2.5 miles south of Heathfield. The development is on the west side of the A267 in Horam adjacent to the brand new Merrydown village residential development. Access is from the Village Hall turning. Other occupiers of this quality Business Park include **Orchard Framing, The Venture Group, Pembree** and **AT Fit Out**. The subject unit is

ACCOMMODATION

The Business Park comprises 6 small industrial units together with the subject property which comprises a 2-storey office block of steel frame construction with brick and block elevations. The ground floor suite is currently available.

Ground Floor Double entrance door to:

Entrance lobby **97 sq ft (9.0 sq m)**

Triple aspect with good natural light. Central staircase to 1st floor. Door to:

**Front office/
meeting room I** **116 sq ft (10.8 sq m)**

Suspended ceiling with inset LED lights + skirting trunking for cabling. Glazed partition with internal blinds + door to:

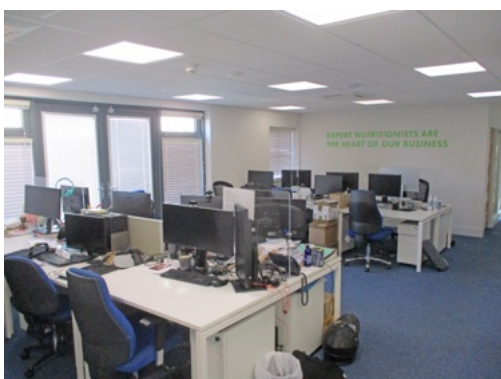
Rear office I
578 sq ft (53.7 sq m)

2 ceiling mounted Mitsubishi air conditioning units, suspended ceiling with inset LED lights. Doors to:

Understairs cupboard
53 sq ft (4.9 sq m)

Cloakrooms Comprising one

continued



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The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

Fax
01825 76 11 44

Email
info@lawsoncommercial.co.uk



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2. Grd Fl. Units 7-10 Discovery Way, Horam

low level w.c .with hand basin and extractor fan + a disability compliant low level w.c. with wall mounted hand basin & extractor fan.

Sever room **65 sq ft (6.0 sq m)**

Wall mounted air conditioning unit

From Rear office 1, archway to:

Rear office 2
634 sq ft (58.9 sq m)

2 ceiling mounted Mitsubishi air conditioning units, suspended ceiling with inset LED lights.



Kitchenette

Stainless steel sink unit, space for appliance + various counters & cupboards.

From Rear office 2, doors to:

Cloakrooms Comprising one low level w.c .with hand basin and extractor fan + a disability compliant low level w.c. with wall mounted hand basin & extractor fan.

Shower room With shower unit although currently used as a store.

**Front office/
meeting room 2** **116 sq ft (10.8 sq m)**
Duel aspect with suspended ceiling having inset LED lights, skirting trunking for cabling + glazed partition with internal blinds to Rear office 2.

Total ground floor usable area 1,562 sq ft (145.1 sq m)

Outside There is a shared driveway and parking area. 3 (?) spaces are allocated to this unit - see plan.

N.b. Hours of operation are restricted to Mon to Fri 07.00 to 19.00, Sat 08.00 to 13.00 and no Sundays or bank holidays.

TERMS New 5 year lease on a proportionately full repairing and insuring basis.

RENT £28,700 per annum exclusive of rates

continued



Accred. No.A6545



Membership No.T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3. Grd Fl. Units 7-10 Discovery Way, Horam



RATES Local Authority: Wealden SBR (24/25): 49.9p
Currently rated with the 1st floor - Rateable value: £26,000.

VAT VAT will be charged on the rent.

SERVICE CHARGE A modest service charge will be levied for maintenance of common areas. Currently estimated to be £150 pa per 1,000 sq ft occupied on a pro rata basis.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

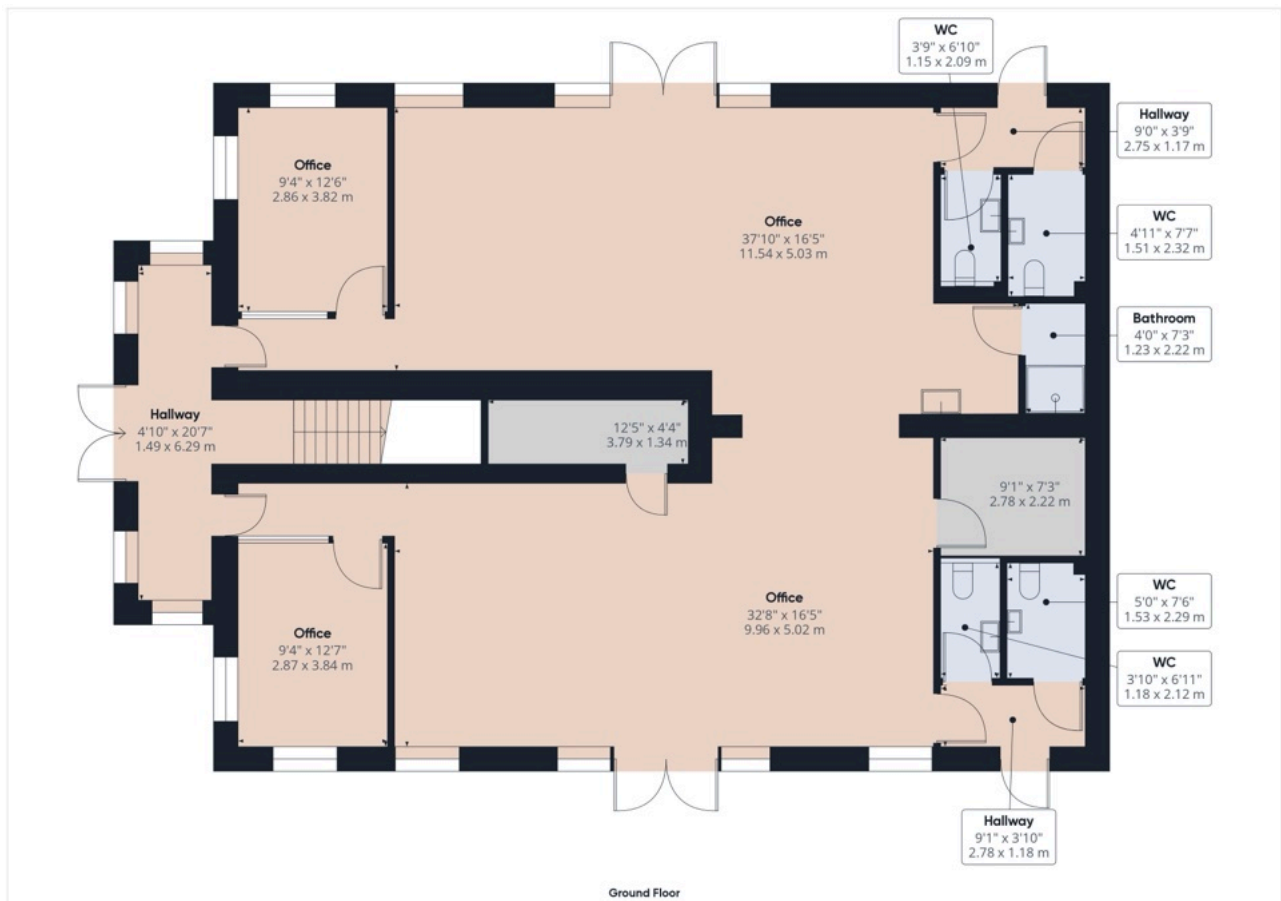
EPC Energy Performance Band B (50)

VIEWING By prior appointment with agents, **Lawson Commercial**.

Take A Tour:

<https://tour.giraffe360.com/6319200872e04942bfl d4301f8395cf5/>

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Units 7-10 Discovery Way, Horam

