

552 sq ft (51 sq m)

Office / Workshop

Presented in excellent order

Attractive rural location

Ample car parking

To Let

Guide Rent - £6,750 per annum exclusive



Unit 3, Plumpton Green Studios, St Helena Lane,
Plumpton Green, Lewes, East Sussex BN7 3DQ

Location

Plumpton Green is located approximately 2 miles east of Burgess Hill, 4 miles south of Haywards Heath and 5 miles north west of Lewes. The A23/M23 corridor can be accessed approximately 3 miles to the west.

Plumpton Green Studios are situated on the northern side of St Helena Lane just to the east of its junction with South Road and immediately to the north of the village of Plumpton Green.

Description

A detached single storey unit currently arranged as a predominantly open plan office (a small internal office has been created using demountable partitioning) which would also suit use as a workshop. Benefits include timber framed single glazed windows (tinted), Cat II fluorescent strip lighting, burglar alarm with red care assist, carpeting, kitchenette and WC facility. The estate also benefits from excellent broadband internet connection speeds which are especially good given its rural location. Externally there is ample allocated car parking and occupiers of the estate benefit from communal use of the paddock land to the rear for recreational purposes.

Accommodation

552 sq ft (51.32 sq m).

Terms

The unit is available to let by way of a new effectively fully repairing and insuring leases for a term to be agreed or a monthly licence agreement (minimum 6 months).

Guide Rent

£6,750 per annum exclusive. Offers invited.

Service Charge

A service charge of approximately £1.75 per sq ft per annum is payable to cover the cost of maintaining the building and grounds. A full breakdown of the service charge is available on request.

Business Rates

Rateable value (2005 list): £3,550.

UBR for the current year (1/4/2009 to 31/3/2010): 48.5p in the £.

Rates payable for the current year: £1,721.75.

Interested parties are advised to contact Mid Sussex District Council Business Rates Department to verify the above in view of possible transitional arrangements or small business rate relief.

For further information or to arrange a viewing please contact sole agents Andrew France & Co:

Andrew France BSc (Hons) MRICS

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