

Flimwell Park • Hawkhurst Road • Flimwell • East Sussex TN5 7QH

New individual workspaces - To Let – From 900 sq ft (83.6 sq m)

A new woodland business park to include workspaces, educational facilities, and a gallery cafe

COMMERCIAL

Location

Flimwell Park is situated directly on the A268, Hawkhurst Road, less than ½ mile from the A21 which provides direct access to Junction 5 of the M25, 33 miles to the north. Etchingam mainline station provides direct services to London stations including, London Bridge, Waterloo East, Cannon Street and Charing Cross.

Description

Flimwell Park was a former bird sanctuary, The Flimwell Bird Park, with approximately 20 acres of mature woodland which includes several natural ponds., This development creates a diverse and sustainable mixed use, woodland business, education, leisure, and residential park.

Workspaces

The 1st phase of this development nears completion and provides 7 individual buildings, arranged over raised ground and first floor levels with a feature glazed atrium. Each unit is self-contained and includes WC and kitchen facilities in a "white box" format. From the upper level tenants will enjoy direct access out to suspended timber boardwalk incorporated into the adjoining woodland. Each unit provides approximately **900 sq ft** (83.6 sq m) of space.

Gallery Café / Restaurant Building

Currently under constructed is an individually designed detached multi-purpose gallery café / restaurant building, with large terraces facing out to the woodlands beyond. The completed building is due to provide the following approximate areas:

Ground Floor –	1450 sq ft (135 sq m)
Terraces –	775 sq ft (72 sq m)
First Floor –	515 sq ft (48 sq m)
Roof Terrace –	970 sq ft (90 sq m)

The ground and first floor areas may be leased separately.

Terms

New leases by arrangement.

Rents

Workspaces – From **£12,000 per annum**

Gallery Café / Restaurant - On application

Rent to be exclusive of all other outgoings.

Business Rates

To be assessed. We anticipate that Small Business Rates Relief will apply to the Workspaces, with nil charge.

Viewing Arrangements

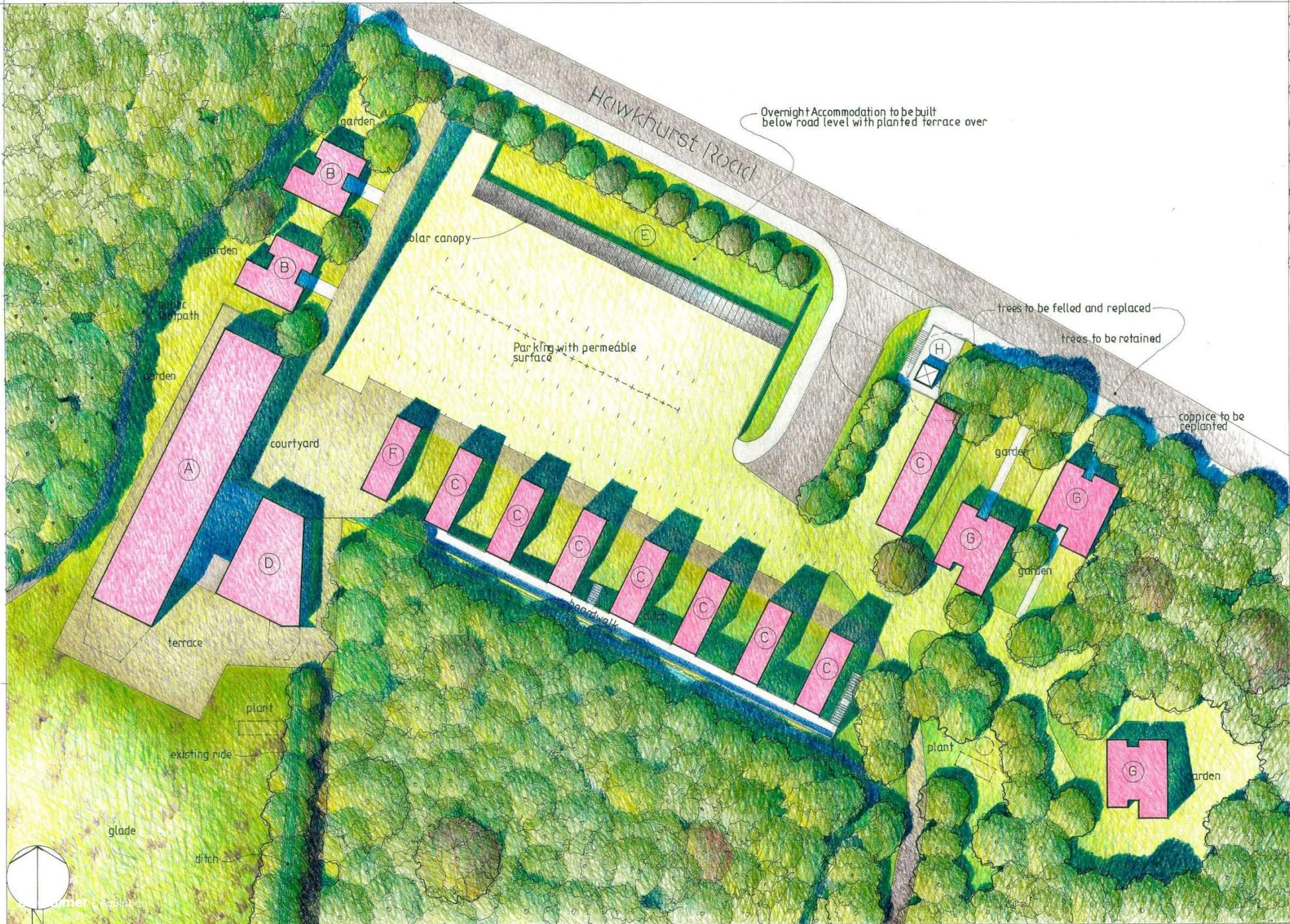
All viewings are to be strictly by appointment and accompanied. Flimwell Park is currently an operational construction site and therefore unaccompanied inspections will be denied. We strongly advise that interested parties refrain from organised inspections with children and/or pets.

Contact: - **Rupert Farrant** or **Julie Chalmers** – **01892 552500** / info@durlings.co.uk 26.06.20



**chartered surveyors
and property consultants**





- Ⓐ FOCAL BUILDING
- Ⓑ P. COTTAGES
- Ⓒ A. WORKSHOPS
- Ⓓ GALLERY CAFE
- Ⓔ O NIGHT ACCOM.
- Ⓕ ENERGY CENTRE
- Ⓖ HOUSES
- Ⓗ SW PUMP HOUSE



12 5 10 20 30 50m scale: 1:250

upper site plan

FLIMWELL PARK S02 Rev 5

