



chartered surveyors
and property consultants



Units 7a & 7b Wallcrouch Business Centre • High Street • Wallcrouch (Wadhurst) • East Sussex TN5 7JR

Storage Units To Let – 132 / 264 sq ft



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Location

Wallcrouch Business Centre is situated 2 miles southeast of Wadhurst, directly off the B2099. The A21 is 3.5 miles to the east, via Ticehurst.

Description

A detached storage building, currently arranged as two separate units, on a pleasant rural business centre, including other warehouse and office units, with good loading, and turning areas. The building has mains electricity, but no WC facility.

Floor Areas

132 sq ft or 264 sq ft

Rent

£2,400 per annum (£200 per calendar month), per unit, on an all-inclusive basis.

Tenant to deal with their own electricity costs and any business rates liability.

VAT is **not** applicable to the rent.

Terms

A new lease or license by arrangement.

Ingoing tenant to pay license fee of £500 plus VAT to Durlings.

Business Rates

Each unit has a Rateable Value - £1,050 – Small Business Rates Relief will apply – subject to qualifying factors.

Viewing Arrangements

Strictly by appointment and accompanied.

Important Note

Property Misdescriptions Act: DURLINGS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All dimensions, distances and areas are approximate, and references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item.
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- (v) Whilst we endeavor to make our sales/letting particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the agents and we will be pleased to check the information, particularly if you are proposing to travel some distance to view the property.

**Subject to contract & receipt of satisfactory accounts and references.
A rent deposit will be required.**

COMMERCIAL

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