



chartered surveyors
and property consultants



Unit 5 Wallcrouch Business Centre • High Street • Wallcrouch • Wadhurst • East Sussex TN5 7JR

Showroom / Warehouse Unit - To Let - 2022 sq ft (187.85 sq m)

Location

Wallcrouch Business Centre is situated 2 miles south east of Wadhurst directly off the B2099.

The A21 is 3.5 miles to the east, via Ticehurst.

Description

An end of terraced warehouse unit on a pleasant rural business estate, which includes office units, with ample parking, loading, and turning areas. The warehouse has two WCS and a kitchen area.

There is allocated parking for 5 cars.

Floor Area

Gross Internal Area of **2022 sq ft** (187.94 sq m).

Rent

£16,000 per annum, exclusive of all other outgoings. VAT is **not** applicable to the rent.

Terms

A new lease by arrangement.

Business Rates

The unit is described as "Showroom and Premises" and has a Rateable Value - £10,000 – Small Business Rates Relief will apply – subject to qualifying factors.

Viewings

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.
- (iii) No person in the employment of DURLINGS has any authority to make or give representation or warranty whatsoever in relation to this property. VAT: Rents, Prices or any other charges quoted are exclusive of VAT, unless stated to the contrary.
- (iv) Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents.
- (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.



Library photo



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COMMERCIAL

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