



WORKSHOP/STORAGE UNIT

TO LET

Approximately 3,450ft² (1,051m²).

**Unit 2
Banks Farm
Barcombe
East Sussex**

- **GUIDE RENT: £24,000 pa plus VAT**
- **Quiet yet accessible rural location**
- **Modern workshop / storage unit with concrete floor and external yard space**
- **To let on flexible terms**
- **A short distance from the A26**
- **Off- road parking**

LOCATION

The unit is situated a short distance from the A26, on the farm in a rural location, approximately one mile to the northeast of Barcombe and one mile south of Spithurst. The larger town of Uckfield is located 7 miles to the north east.

DESCRIPTION

The unit is situated on the east of the farmyard. It is of steel portal framed construction with fibre cement roof sheeting with UPVC roof lights and steel box profile cladding with lower concrete panel walling. The unit benefits from a galvanized roller shutter door to the western elevation and northern elevation together with personnel doors. This unit can also be made available together with the adjoining Units 1 & 1a (subject to availability).

Internally, the unit comprises of:

- Secure storage area with concrete floor
- Galvanized roller shutter and personnel doors
- Electric sockets
- Three Phase electrical supply



CAR PARKING

There is extensive communal off-road parking servicing the unit.

DEPOSIT

A deposit equivalent to 6 weeks rent will be held by the landlord for the duration of the term.

EPC RATING

The unit is not currently EPC Rated

GUIDE RENT

Our client is seeking a rent of £24,000 per annum plus VAT and rates (if applicable).

BUSINESS RATES

The incoming tenant will be responsible for any business rates associated with the property. Further details are available from the agent or the Valuation Office Agency website.

LEGAL COSTS

Fee of £400 plus VAT for preparing each Tenancy agreement, which will be collected from the occupier prior to occupation.



FINANCE ACT 1989

Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT). Any incoming tenants should satisfy themselves independently as to their VAT liability in respect of any transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identification for all tenants. BTF employs the services of Smartsearch to verify the identity and address of tenants.

VIEWINGS

The landlord and their agents do not accept any responsibility for accidents or personal injury as a result of viewing whether accompanied or not.

Viewings are strictly by appointment only with the Landlord's Agents

BTF Partnership

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BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.