

Ruskin House

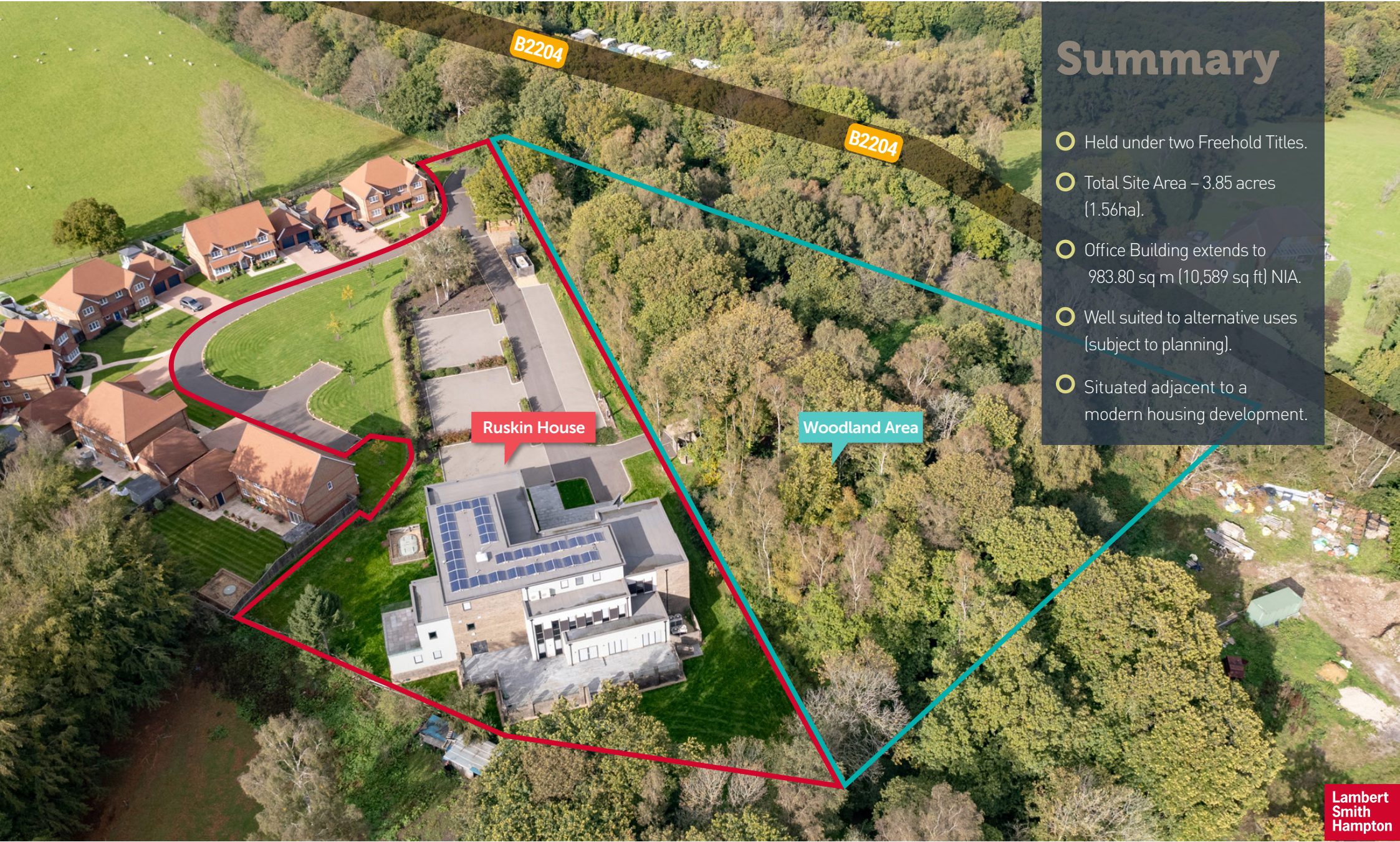
Catsfield | Battle | East Sussex | TN33 9DZ |

Lambert
Smith
Hampton



FOR SALE - Grade 'A' Office & Woodland

By Order of the Joint Administrators Vince Green & Steven Edwards of Crowe UK



Summary

- Held under two Freehold Titles.
- Total Site Area – 3.85 acres (1.56ha).
- Office Building extends to 983.80 sq m (10,589 sq ft) NIA.
- Well suited to alternative uses (subject to planning).
- Situated adjacent to a modern housing development.

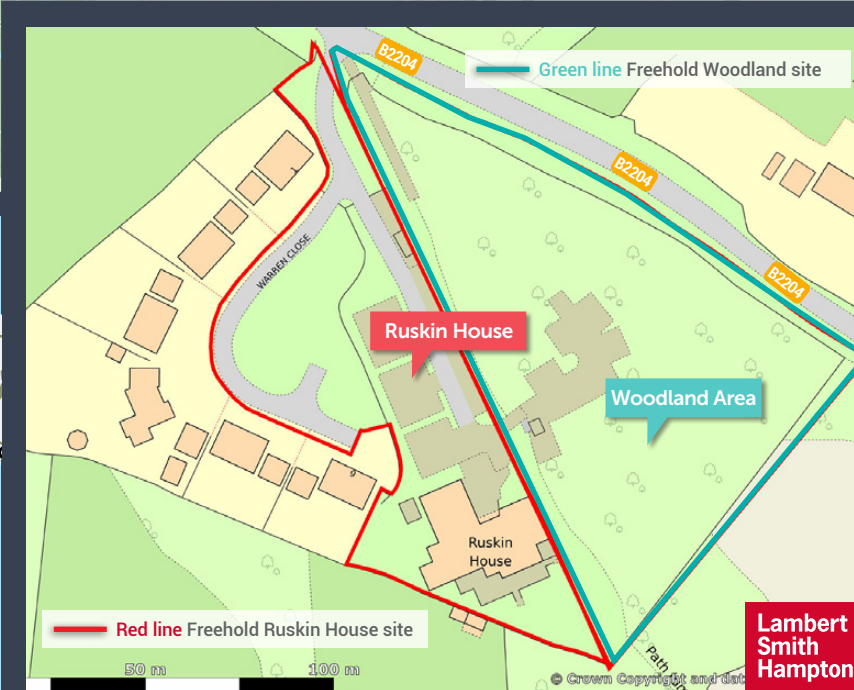
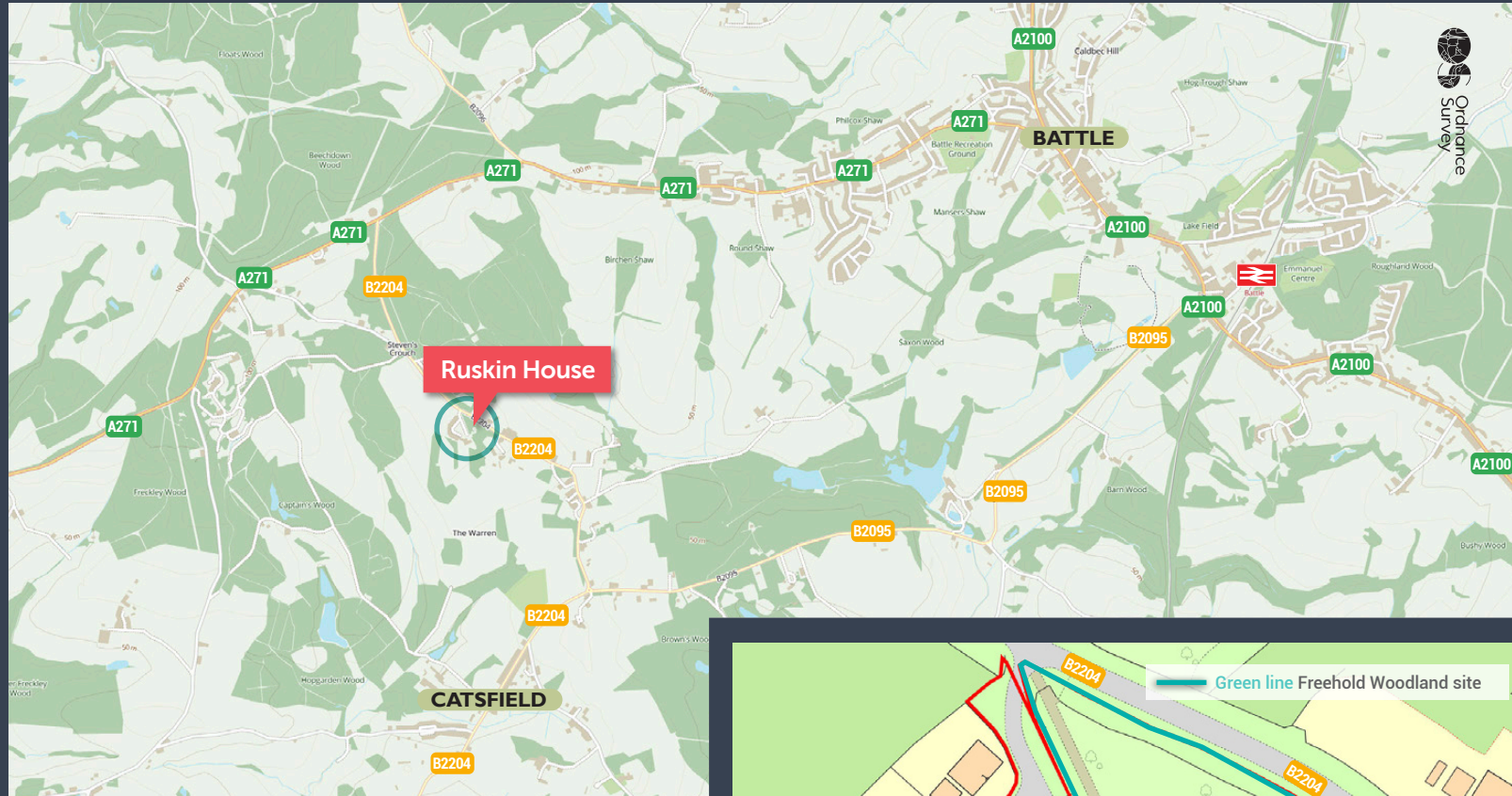
Location and Connectivity

The property is accessed via a shared estate service road (Warren Close) to the south west of the B2204 Catsfield Road within one mile of the centre of the East Sussex village of Catsfield.

The immediate area is of a predominately rural nature with the private residence of Warren Close adjacent which comprises a development of 6 large detached houses. Adjacent to the office building and bordering the B2204 is a woodland that forms part of the subject demise with private fields used as paddocks for horses and caravan/holiday home parks beyond.

The village of Catsfield is approximately 2 miles east of Battle town centre, 4 miles west of the A21, which connects the property to Royal Tunbridge Wells a 21 mile drive to the north and Hastings 7 miles to south.

Battle train station is located 2.5 miles east of the subject property and provides two commuter trains an hour to London Bridge & London Charing Cross station in 1 hour and 30 minutes.



Property Description



The property comprises a detached three storey head office constructed in circa 2020 in a contemporary style with cavity brick and block elevations clad with smooth face brick, part rendered, splintered slate finish to the ground floor reception and Cedral board finish to the second floor with double-glazed aluminium framed windows, all surmounted by a flat GRP covered roof.

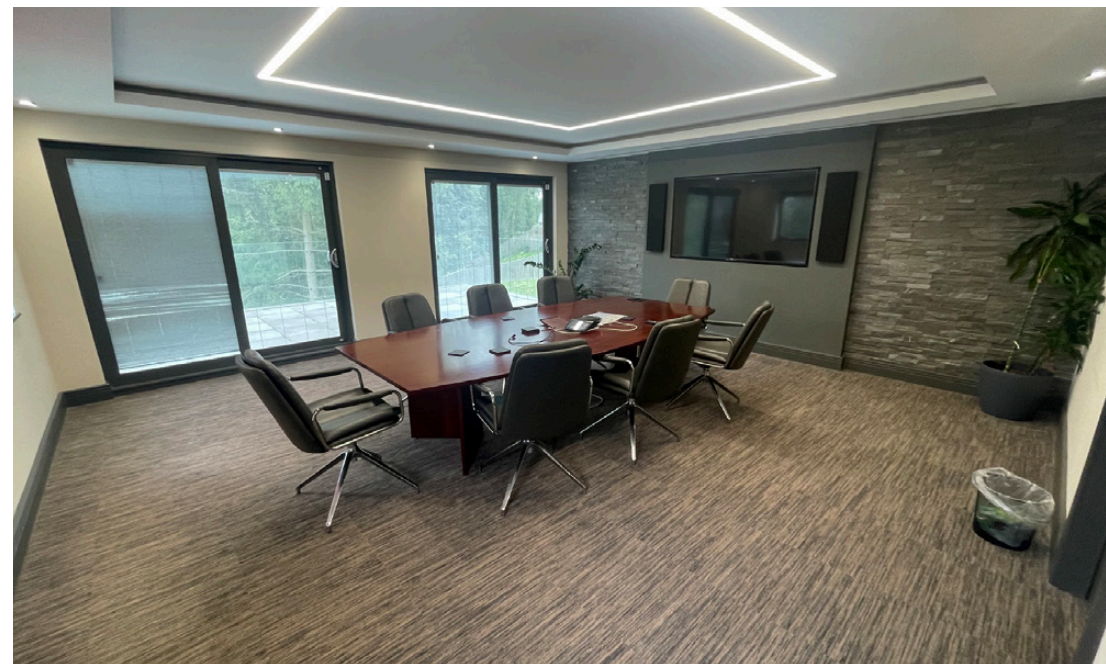
Internally the ground floor accommodation provides a large reception/waiting room forming a central circulation area off which are partitioned training rooms, a large staff canteen, open plan office's, further small administration rooms and WC's/shower rooms. The first-floor accommodation provides further single offices, a large open plan office, an executive's board rooms with roof terrace, small meetings rooms and a tea station/small kitchenette. The second-floor accommodation provides the server room, small offices, and a gymnasium, with ancillary shower rooms/WC's.

The property is well specified internally, and salient details include smart hot/cold air conditioning systems, modern

fire systems, enhanced security systems and the benefit of subsidised electricity through 28 solar panels located on the roof space. The office includes a mix of laminate, tiled and carpet covered flooring, suspended ceilings and LED box/wall hung lighting. The property also benefits from what we believe is a fully DDA compliant lift, providing access to all floors.

The site is accessed via intercom/fob controlled electric bollards, which gives way to a large block paved surfaced car park to the front of the property off the main spine road into the site for approximately 45 vehicles, which benefits from 4 Envirolec EV charging points (22 kw). Additional parking is provided in a small area of woodland to the north of the property, providing a further 15 spaces. The surrounding gardens to the property are fully landscaped/well maintained and the property benefits from a large, elevated terrace to the rear, accessed via the staff canteen or rear pedestrian doors.

Adjacent to the office building is a parcel of woodland which bounds the public highway and is held under a separate title.



Accommodation

The property provides the following approximate Net Internal Floor Area:

Accommodation	Sq Metres	Sq Feet
Ground Floor – Reception	58.40	629
Ground Floor – Offices / Training Rooms	299.51	3,224
Ground Floor – Canteen	60.88	655
First Floor – Offices	423.15	4,555
Second Floor – Offices / Gym	41.82	1,527
Total Net internal area:	983.76	10,589

Site Area

We understand that the total site area extends to circa 3.85 acres (1.56 Ha).

Planning

The Property lies within an area administered by Rother District Council whose Local Plan provides the framework for guiding, controlling, and facilitating development. The Proposals Map annexed to the Local Plan identifies the subject as lying within Rother District and an environmental catchment area.

We understand from planning history obtained from the Council’s website that the following pertinent applications have been decided:

Planning Reference No.	Detail
RR/2018/1309/P	Revised scheme for the redevelopment of the site to provide a new office building with associated parking and 6 No. houses.
RR/2012/1528/P	Outline: Proposed demolition of existing buildings (including temporary structures) and erection of six private houses as enabling development in relation to a adjoining commercial re- development.

Interested parties should make their own enquiries of the Local Planning Authority.



Tenancies

The office site is subject to a lease dated 12th March 2020 to Calor Gas Limited for a term of 21 years at a peppercorn rent. The lease relates to a small parcel of land near the site entrance for 2 x 4000L underground gas tanks, servicing the residential dwellings adjacent to the site.

We have been advised that an office suite on the ground floor of Ruskin House extending to circa 439 sq ft is let to Waller Gray Consulting on an annual rolling tenancy agreement from 1 June 2023 at a rent of £6,000 per annum. The lease has been drafted outside of the security of tenure provisions of the Landlord & Tenant Act 1954. The lease can also be determined by either party upon 30 days notice.

Overage Agreement

The woodland area is subject to an Overage Deed dated 29 September 2017. The overage period is for 20 years expiring 28 September 2037 (14 years unexpired) and various overage payments become due via a calculation formula should planning permission/change of use be obtained for any use other than woodland.

Further Information

Business Rates

The property is listed in the 2023 rating list as Offices & Premises – Rateable Value - £52,500.

Tenure

The property is held freehold under Title No's: **ESX54938 (office and car park) & ESX33690 (woodland)**.

Energy Performance Certificate

The property benefits from an Energy Performance Certificate (EPC) of **B (45)**.

Anti – Money Laundering

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.

SALE ON BEHALF OF THE JOINT ADMINISTRATORS OF WESTRIDGE CONSTRUCTION LTD

The property is being marketed for sale on behalf of the Joint Administrators therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Administrator to the best of their knowledge and a purchaser must rely solely upon their own enquires. The Joint Administrators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Legal costs

Each party is responsible for their own legal costs.

Terms

The freehold interests subject to the tenancy agreements stated above.

Price upon application, subject to contract.

VAT

Value Added Tax (VAT) may be chargeable at the prevailing rate.

Data Room

Additional information relating to the property is available via a data room, access is obtainable upon request to the agents.

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