



Phases 1 - Tewitts Farm

Tewitts Farm, Palehouse Common, Uckfield, TN22 5RB

New Build High Spec Industrial Unit Near Uckfield - Phase 1

10,831 sq ft
(1,006.23 sq m)

- New industrial units
- Four insulated roller shutters
- New lease available
- May Split
- Suitable for variety of uses
- Good sized yard
- Excellent access

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Summary

Available Size	10,831 sq ft
Rent	Rent on application
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Oldfield Smith are pleased to launch to market a newly built standalone industrial/warehousing scheme, which can be split to suit most size requirements. This is Phase 1 at Tewitts Farm, Palehouse Common, located next to established industrial estate. An additional Phase is being applied for with Wealden District Council planning department, in order to create a new business hub.

The unit has a steel portal frame, insulated composite cladding, a dual-pitch roof with around 15% rooflights, and four insulated roller shutter, personnel and fire escape doors for easy access. New internal and external LED lighting is installed. It is currently clear span accommodation however, we can erect insulated walls to suit tenant demand. Water and waste has been plumbed at four intersections at the rear and a WC/kitchen can be fitted to suit tenant's needs. The eaves height is excellent boasting minimum 5.9m and maximum 7.9m.

The building sits on its own secure plot with its own gated access and dedicated access road to the east of the Farm. The gates are due to be improved, along with improving and widening the access road.

The property is being offered on a new Lease for a term to be agreed. The more space demised, the better the rent will be.

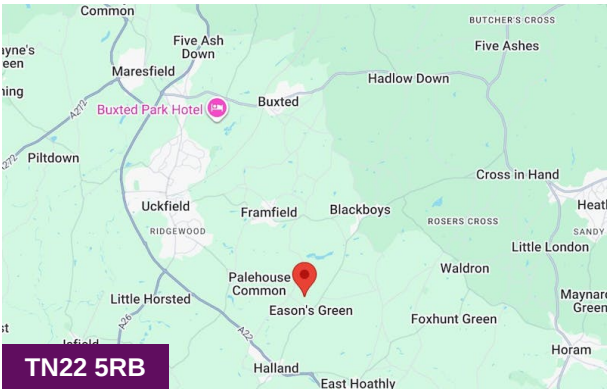
Location

Situated just outside Uckfield in Easons Green/Palehouse Common, the property sits within a well-established farming and light industrial locality, with a small number of residential homes in the surrounding area.

Accommodation

We have measured the property to have a Gross Internal Area (GIA) as follows:

Name	sq ft	sq m
Unit	10,831	1,006.23



Viewing & Further Information



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