



4a Kingfisher Court

Bellbrook Industrial Estate, Uckfield, TN22 1QL

Modern Self-Contained Office Suite with Excellent Parking

1,761 sq ft
(163.60 sq m)

- Well-presented office accommodation
- Large meeting/conference room
- 10 allocated parking spaces
- New Lease
- Gated Secure Location

4a Kingfisher Court, Bellbrook Industrial Estate, Uckfield, TN22 1QL

Summary

Available Size	1,761 sq ft
Rent	£30,000 per annum
Rateable Value	£25,500 Current rateable value (1 April 2026 to present)
VAT	Applicable
EPC Rating	B (37)

Description

Kingfisher Court is a security gated business park, with two rectangular shaped two-storey purpose built modern office blocks within.

Suite 4A is situated on the first floor left hand side of the eastern block. Suite 4A provides well-presented and flexible office accommodation finished to a good modern standard. The suite offers a practical layout suitable for a range of occupiers, incorporating a spacious meeting/conference room, fitted kitchen and breakout facilities, a central open-plan working area, together with four partitioned private offices.

The accommodation benefits from excellent natural light, suspended ceilings with recessed lighting, comfort cooling, and a professional working environment throughout.

The suite benefits from LED lighting and raised access flooring for services to run underneath.

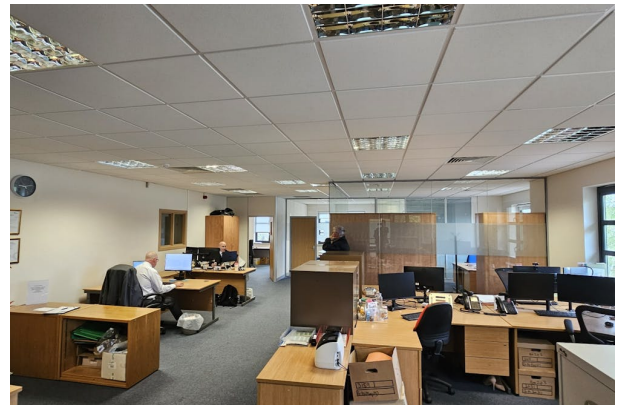
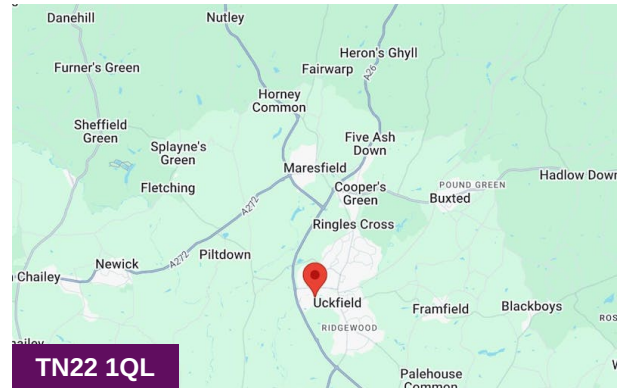
Externally, the suite benefits from 10 allocated parking spaces.

We are offering a new effectively full repairing and insuring lease for a term of 6 years with mid-term upward only market rent review with a commencing rent of £30,000 per annum exclusive.

Both office suites 4A and 5A could be interlinked.

Location

The property is situated within the established Bellbrook Business Park in Uckfield. Uckfield town centre is nearby.



Viewing & Further Information



Alex Roberts

01825 762 222 | 07795 212 798

alex@oldfield-smith.co.uk



Hannah Murphy

01825 762222

hannahm@oldfield-smith.co.uk