



## **5a Kingfisher Court**

Bellbrook Industrial Estate, Uckfield, TN22 1QL

### **Versatile Business Suite with Parking in Established Secure Court**

**968 sq ft**  
(89.93 sq m)

- Well-positioned within Uckfield business location
- 5 allocated parking spaces included
- Partitioned accommodation but could be made open plan
- New Lease

# 5a Kingfisher Court, Bellbrook Industrial Estate, Uckfield, TN22 1QL

## Summary

|                |                   |
|----------------|-------------------|
| Available Size | 968 sq ft         |
| Rent           | £16,500 per annum |
| Business Rates | To be split       |
| VAT            | Applicable        |
| EPC Rating     | B (28)            |

## Description

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

Suite 5A is situated on the first floor right hand side of the eastern block. The suite is currently divided into four areas and has previously been used as breakout space, testing areas and office accommodation. The layout can easily be adapted to create mainly open-plan space, while retaining the front office if required, making it suitable for a range of business uses.

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

The suite also benefits from 5 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 £16,500 per annum exclusive.

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

## Location

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



## Viewing & Further Information



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