

TO LET

**ATTRACTIVE OFFICE ACCOMMODATION
2813 SQ.FT (261.34 SQ.M)**

The Roller Mill, Mill Lane, Uckfield, TN22 5AA



Summary

Rent	£41,500 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Location

The property is located in the centre of Uckfield, at the southern end of the High Street which is adjacent to Uckfield railway station (approximately 200m). This station offers direct services to London Bridge.

Uckfield is situated in East Sussex and is in close proximity to Lewes, Crowborough and Heathfield. The nearby A22 provides direct access to Mill lane and is the main thoroughfare of Uckfield, leading to the M25

Description

The property is an attractive, characterful Grade II listed, 4 storey building which straddles the River Uck. It offers a unique blend of heritage and modern functionality.

The available space is separated over the ground, first and second floors and provides an excellent mix of office accommodation, kitchen facilities and reception areas. The offices have been fitted out to a high standard and would suit a range of occupiers.

There is onsite parking located behind the property with circa 10 spaces.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	801	74.42
First Floor	712	66.15
Second Floor	842	78.22
Ground Floor of the Old Mill	458	42.55
Total	2,813	261.34

Business Rates

Individual ratings can be found on the Valuation Office Agency Website.

Lease

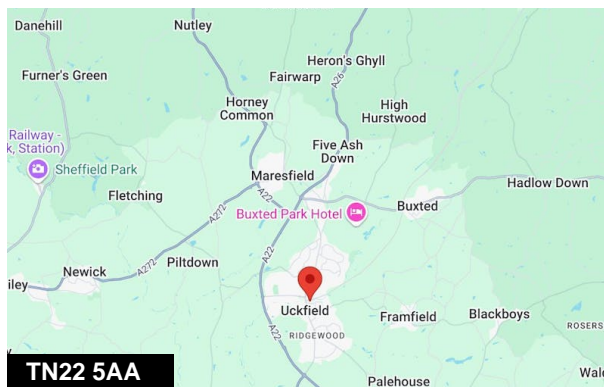
A new lease is available on the terms quoted.

VAT

VAT may be applicable on the terms quoted.

Legal Costs

Each party to be responsible for their own legal costs.



Viewing & Further Information



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Crickmay Chartered Surveyors

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Particulars contained herein are for guidance only and their accuracy is not guaranteed neither do they form any part of a contract. All figures quoted are exclusive of VAT if applicable.





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