

TO LET

**LIGHT INDUSTRIAL/WORKSHOP/STORAGE UNIT  
98.48 SQ M (1,060 SQ FT)**

Unit 10 St Helena Farm, St Helena Lane, Plumpton, BN7  
3DH



## Summary

<b>Available Size</b>	1,060 sq ft
<b>Rent</b>	£12,950 per annum exclusive
<b>Business Rates</b>	Rateable Value to be advised. Details on application.
<b>Service Charge</b>	0.63 per square foot per annum shall be applicable towards the upkeep and maintenance of the estate. Further details upon application.
<b>EPC Rating</b>	Upon enquiry

## Location

St Helena Farm offers a range of affordable units within its business park set within a rural area of the Low Weald of Sussex.

Lewes is located approximately 5 miles to the south-east and Haywards Heath is approximately 9 miles to the north-west. Plumpton railway station is conveniently located just under 2 miles away and offers direct services to London and the South Coast.

## Description

Premises comprise a light industrial/workshop/storage unit, benefiting from the following amenities:

## Specification

- Concrete floor
- Steel portal frame and insulated roof
- Translucent light panels
- Eaves height - min 2.22 m and max 4.15 m
- Electric roller shutter door - width 2.2 m x height 2.5m
- WC
- Ample parking

## Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Description	sq ft	sq m
Total	1,060	98.48

## Lease

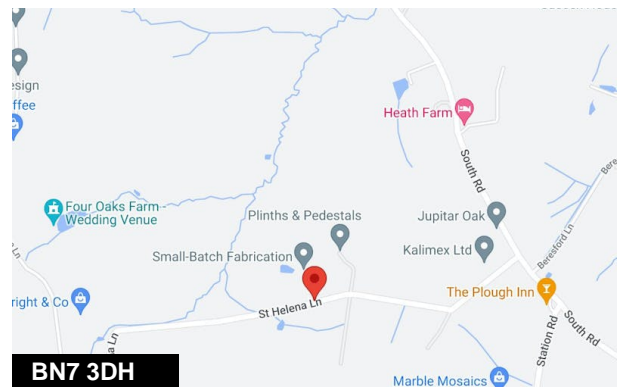
A new lease is available on terms to be agreed.

## 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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