

# RURAL WORKSHOP/STORAGE UNIT

531 sq.ft (49.32 sq.m)



**Oakley**

Your Sussex Property Expert



**TO LET**

## Storage at Unit 1 Church Farm, Church Farm Lane, Chalvington BN27 3TD

- Rural location
- Ground floor store
- Ideal remote storage facility
- Ample parking
- Shared kitchen and WC facilities

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## LOCATION

The civil parish of Chalvington with Ripe, in the Wealden District of East Sussex, is made up of the two villages, Chalvington and Ripe. They are located in the upper Rivers Cuckmere and Ouse joint valley north of the South Downs, between the A27 and the A22 roads, and some 15 miles north-west of Eastbourne.

Church Farm comprises a variety of commercial business units accessed off Church Farm Lane which in turn links to the A27. A location plan and street view can be viewed on the internet by going to Google Maps and typing in the following postcode: BN27 3TD.

## DESCRIPTION

The unit is of steel framed construction, with profile steel clad walls, concrete floor, single phase electricity and insulated roof. The unit has been constructed to a good standard and has good natural light, good eaves height, alarm and a WC. Externally, there is a vehicle recognition CCTV camera within the farm and the site has parking and loading areas.

## ACCOMMODATION

	<i>SQ.FT</i>	<i>SQ.M</i>
<i>Store/Workshop</i>	<i>531</i>	<i>49.32</i>
<b>Total</b>	<b>531</b>	<b>49.32</b>

## RENT

£5,500 per annum exclusive.

## LEASE

The unit is available on a new lease for a term to be agreed.

## BUSINESS RATES

To be determined.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C - 53.

## ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

## VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.

## CONTACT



**David Marsh**

01273 054 583

[david.marsh@oakleyproperty.com](mailto:david.marsh@oakleyproperty.com)



**James Hamblyn**

01273 627 411

[james.hamblyn@oakleyproperty.com](mailto:james.hamblyn@oakleyproperty.com)

Main switchboard: 01273 688 882

[www.oakleyproperty.com](http://www.oakleyproperty.com)

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