

3,315 sq ft (308 sqm) - 12,206 sq ft (1,133 sqm)



WAREHOUSE/BUSINESS UNITS

TO LET



Unit 1 & Unit 17 Church Farm Lane, Church Farm, Chalvington, BN27 3TD

- Modern buildings
- Eaves height 16 ft/4.85 m
- Rural location
- Mezzanine storage areas
- Roller shutter doors
- Ideal remote storage facility

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LOCATION:

The civil parish of Chalvington with Ripe, in the Wealden District of East Sussex, England, 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.

The village of Chalvington benefits from one public house in the village, The Yew Tree Inn. The Parish church is dedicated to St Bartholomew.

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 units are of steel framed construction, with profile steel clad walls, concrete floor, single phase electricity and insulated roof. The units have been constructed to a good standard and currently incorporate two roller shutter doors, good natural light and good eaves height/alarm and a WC. Both units benefit from large mezzanine areas. Unit 1 is currently fitted with storage racking throughout. Externally, there is a vehicle recognition CCTV camera within the farm and both units have parking and loading areas.

ACCOMMODATION:

Unit 1:

Ground floor in all: 3,315 sq ft (308 sqm)

Mezzanine in all: 2,744 sq ft (255 sqm)

Small office + WC

In all: 6,059 sq ft (562 sqm)

Unit 17

Ground floor in all: 3,358 sq ft (312 sqm)

Mezzanine in all: 2,789 sq ft (259 sqm)

In all: 6,147 sq ft (571 sqm)

LEASE:

The unit/units are available on a new lease on terms to be agreed.

GUIDE RENT:

Unit 1 - £19,000 per annum exclusive

Unit 17 - £19,000 per annum exclusive

BUSINESS RATES:

We are verbally advised by the Local Rating Authority that the Rateable Values for the existing offices are:

Unit 1 - To be assessed

Unit 17 - To be assessed

We advise interested parties to make their own enquiries to Lewes District Council to verify the above and the level of business rates payable and small business relief.

VIEWING ARRANGEMENTS:

Viewings by appointment through sole letting agents Oakley Commercial.

CONTACT:

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or

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Unit 1



Unit 1



Unit 17



Unit 17

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Energy Performance Certificate Non-Domestic Building



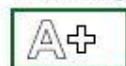
UNIT 1
Church Farm
Church Farm Lane
Chalvington
HAILSHAM
BN27 3TD

Certificate Reference Number:
0293-2471-2330-4400-8613

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

53

This is how energy efficient
the building is,

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 534
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 52.4

Benchmarks

Buildings similar to this
one could have ratings as
follows:

29 If newly built

86 If typical of the
existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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