

Date of advert: 11th November 2021

AVAILABLE TO LET



Unit 4, The Malthouse Business Park, The Maltings, Peasmarsh, East
Sussex TN31 6ST

A Light Industrial Workshop Unit

Property details

- Class E(g)(iii) Light Industrial Permitted Use Class
- To let at £450 pcm (£5,400 per annum)
- A new non-secure lease for 5 years
- Approximately 46.64 sq m or 500 sq ft (GIA)

A workshop unit constructed of brick cavity walls (inner leaf consisting of Thermalite blockwork) under a pitched roof of fibre cement slates with a Gross Internal Area approximately 46.64 sq m.

Permitted use falls within Class E(g)(iii) of the Town and Country Planning Order 1987 (industrial processes).

Rental: £450 pcm (£5,400 per annum) exclusive of rates & utilities. VAT is not payable on the rent.

Term: Non-secure lease for 5 years (determinable by tenant only on a three months' notice in writing).

Parking space for one car or other small vehicle immediately in front of each unit. Additional visitors' and staff parking is available adjacent to the main entrance from The Maltings.

Units are fitted with W.C and wash-hand basin.

Occupier can fit out units to individual requirements.

Services

Mains electricity is supplied to the property. Each unit has a water supply for which an apportioned charge will be levied by the Council. There is no gas supply. Occupiers responsible for all charges.

Business rates

The rateable value of the property is £2,075. Small business multiplier at 49.9p. Based on 2017 valuation.

EPC

This property has been rated as a D(92).

Legal costs

Incoming tenant to cover Landlord's legal costs of £250.

VAT

VAT not chargeable.

Contact details

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Note:

These particulars are for guidance purposes only and all prospective tenants or purchasers must satisfy themselves by inspection or otherwise that the details set out, including but not limited to dimensions, references to condition, descriptions and permissions relating to use, are correct. Nothing within these particulars shall be deemed to constitute part of an offer or contract and no express or implied representation or warranty whatsoever is given in relation to the property. Any floor plans and photographs provided are for indicative purposes only.