

PRELIMINARY DETAILS
LITTLE SPRINGFIELD FARM, PLAISTOW ROAD,
LOXWOOD, BILLINGSHURST W SUSSEX RH14 0TS



SECURE YARD SPACE TO LET

**Rent based on
£3.00 psf pa**



Reigate

3 pool house bancroft road reigate surrey RH2 7RP
email • reigate@robinsonsmb.com

Dorking

253 - 255 high street dorking surrey RH4 1RP
email • dorking@robinsonsmb.com

- Yard area of approx 40,000 sq ft (3,716 m2)
- available to let in parts by separated compounds
- Compressed Type 2 surfaced areas within secure site
- Available by way of short form of leases
- Site currently operates under B2 and B8 use classes

The property is located approximately 15 miles north west of Wadhurst village centre and approximately 12 miles south east of Royal Tunbridge Wells. The property is situated to the south of Station Road(B2099) and west of Faircrouch Lane.

T 01306 884685

LOCATION

Little Springfield Farm is located off Plaistow Road approx 1 mile south of its junction of the B2133 on the edge of Loxwood village with driveway on the left hand side.

DESCRIPTION

We are pleased to offer to let surplus compressed Type 2 yard space within the site of the Landlords own business operation. Our client can offer by part ideally compounds from 5000 sq ft and above with the benefit of this being a secure site with water, three phase electricity and private drainage. The site may suit a number of transport and storage uses subject to securing planning and any other statutory consents that may be required. Little Springfield Farm is approached via its own long private drive off the set behind secure gates

Total Site Area available Approx 40,000 sq ft (3,716m²)

AVAILABILITY

Compound marked A is under offer. Compound marked B and additional is available.

LEASE TERMS

The yard space is offered on flexible lease terms by way of a short form of lease excluded from the security provisions of the Landlord and Tenant Act 1954 for a term to be agreed. The Landlord is seeking short/medium occupation until they further expand the site.

RENTAL

Based on £3 psf pa – payable quarterly in advance on the usual quarter days. The ingoing tenant to provide a rental deposit to be held throughout the Term.

VAT

We are advised that the premises is not elected for VAT.

BUSINESS RATES

To be re- assessed now that the site is to be let by part a new assessment of the newly lettable space may be required. Interested parties are advised to make their own enquiries of the local rating authority to verify this information.

PLANNING

The site has historically operated under existing B2 General Industrial and B8 Storage and Distribution uses and may also suit a number of alternative uses subject to the securing the required planning permission.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.



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Misrepresentation Act 1967

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VIEWING

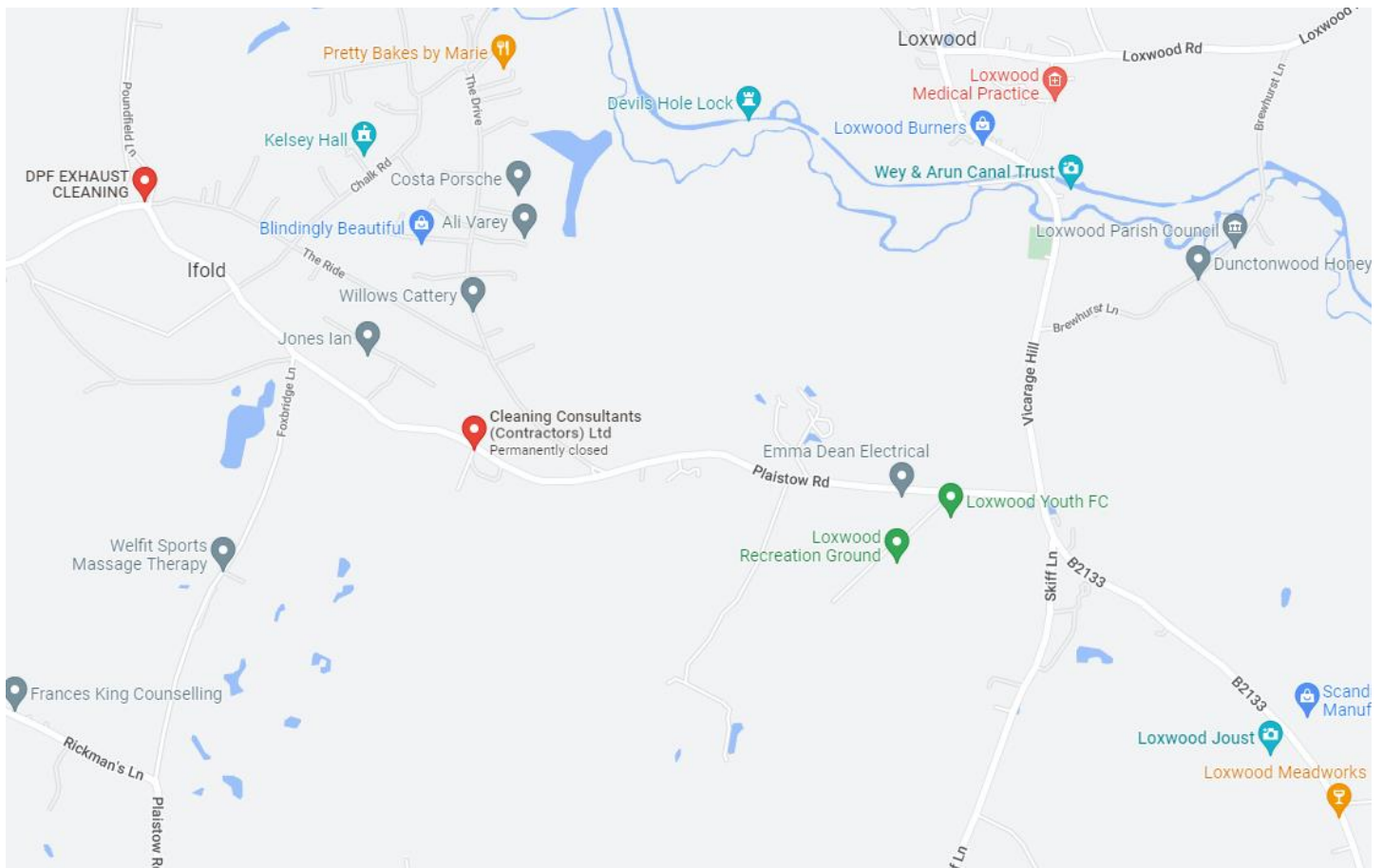
Strictly by appointment with the Landlord's Sole Agents:

Robinsons

Contact: Steven Lane

Tel: (01737) 229201

www.robinsonsmb.com



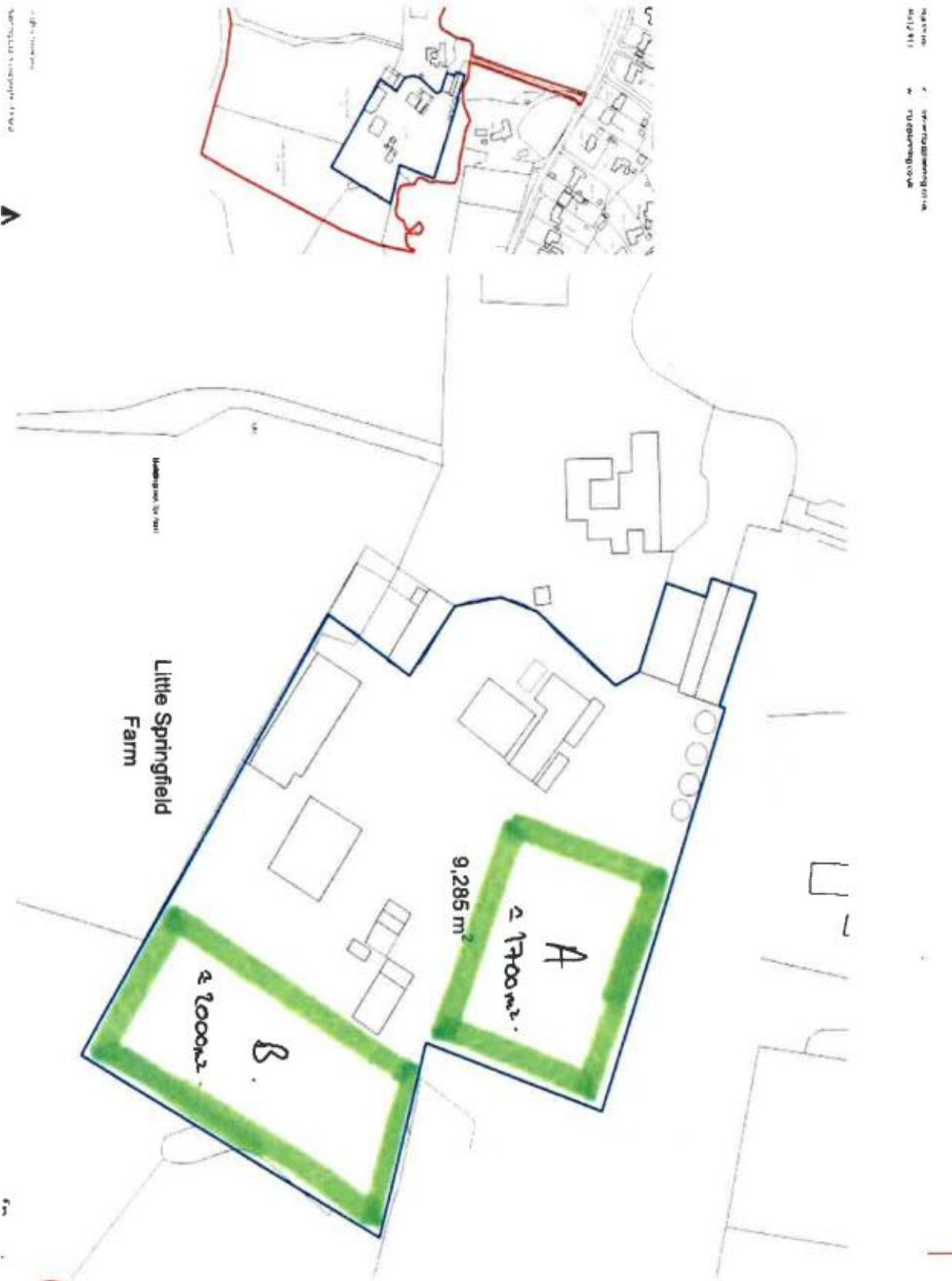
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