



TO LET

**VINEHALL BUSINESS CENTRE
VINEHALL ROAD
ROBERTSBRIDGE
EAST SUSSEX
TN32 5JW**

**Two interlinked office units with kitchen area
Extending in all to approximately 540 ft² (50.17m²),**

GUIDE RENT:

**£8,850 per annum exclusive of VAT, services, service charges
and rates (if applicable).**

LOCATION

Vinehall Business Centre is conveniently situated in a semi-rural location, with access to the A21 being just 150 metres to the west. Robertsbridge village is approximately 2.5 miles to the north-west, and the towns of Battle and Hastings are approximately 3 miles and 8 miles distant respectively.

Mainline Railway Stations with regular services into London can be found in both Robertsbridge and Battle.



DESCRIPTION

Units 5,6 and 7 form part of a Business Centre located on a family-run farming estate. The units were originally converted from single storey traditional agricultural buildings to provide modern office/storage units, all of which have access to on-site cable Wi-Fi.

The three units, which benefit from interconnecting doors, extend in all to approximately 540 ft² (50.17m²), and briefly comprise:

Unit 5

Office space with wall-mounted electric heater, and door to:

Unit 6

Kitchenette area serving units 5 and 7 with stainless-steel sink set into worktop with storage cupboards above and below. Door to:

Unit 7

Office space with wall-mounted electric heater

OUTSIDE

There is extensive off-road parking servicing the Business Centre.

A communal WC is located a short distance from the units.



DIRECTIONS

From the John's Cross roundabout on the A21 (approximately 2 miles to the south of Robertsbridge) continue on the A21 and then take the B2089 on the left after approximately 1 mile. The entrance to Vinehall Business Centre will then be found on the left after approximately 150 metres.

DEPOSIT

A deposit equivalent to six weeks rent will be held by the landlord for the duration of the term.

EPC RATING

The units have an EPC Rating at Level F.

GUIDE RENT

Our client is seeking a rent of £8,850 per annum exclusive of VAT services, Service Charge and rates (if applicable).

BUSINESS RATES

The incoming tenant will be responsible for the business rates associated with the property.

Due to the size of the units the tenant is likely to be eligible for small business rates relief. Further details are available from the agent or the Valuation Office Agency website.

LEGAL COSTS

The Landlord's agent charges a Tenancy Administration fee of £400 plus VAT for preparing each Tenancy at Will, which will be collected from each occupier prior to occupation.



FINANCE ACT 1989

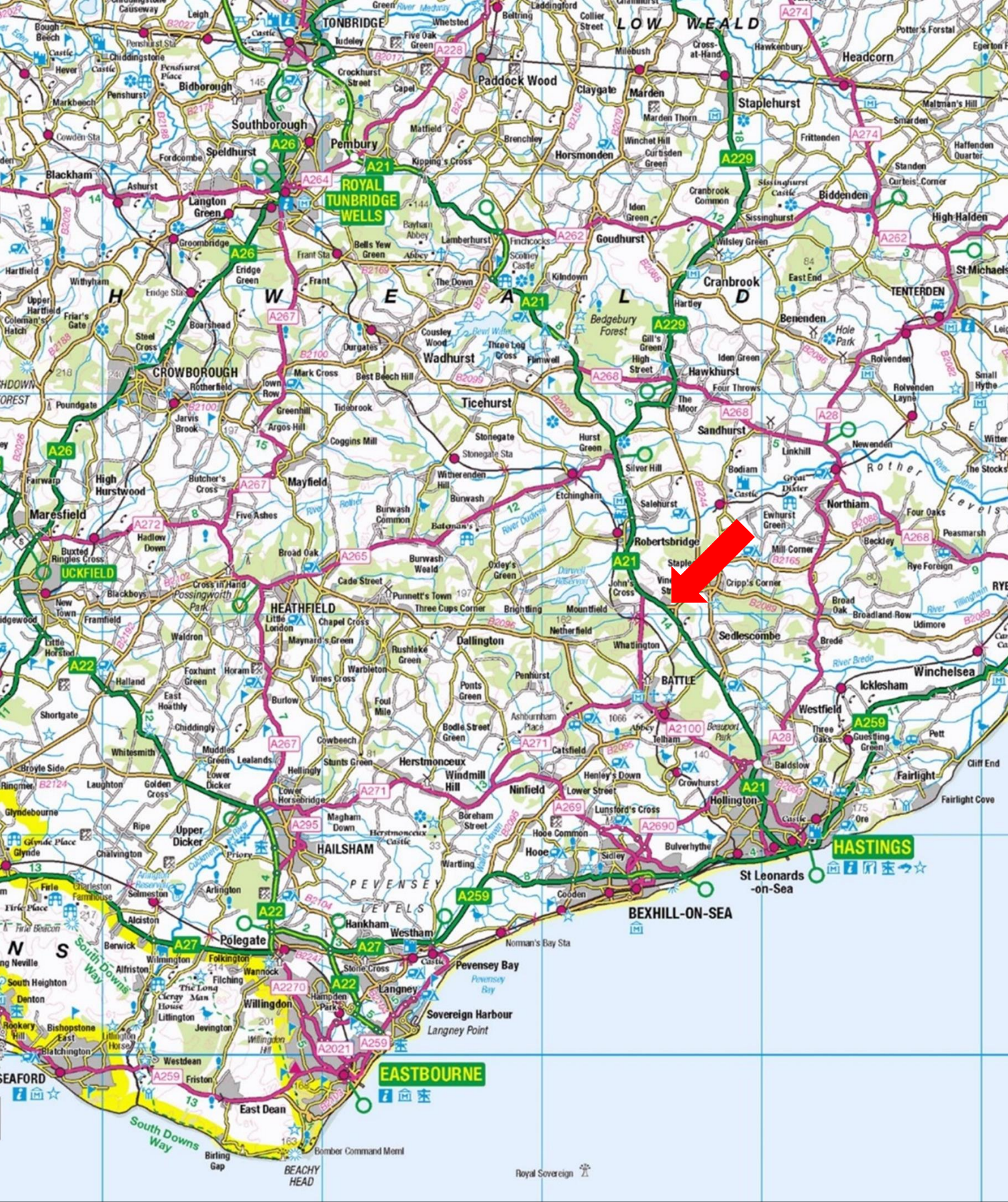
Unless otherwise stated, all rents are quoted exclusive of Value Added Tax (VAT). Any incoming tenants should satisfy themselves independently as to their VAT liability in respect of any transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, we are required to obtain proof of identification for all tenants. BTF employs the services of Smartsearch to verify the identity and address of tenants.

VIEWINGS

The landlord and their agents do not accept any responsibility for accidents or personal injury as a result of viewing whether accompanied or not.



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Partners of BTF is available for inspection at each BTF Office.