



## REFURBISHED OFFICE SPACE

## TO LET

Approximately 248ft<sup>2</sup> (23.04m<sup>2</sup>).

**Unit 48**  
**Vinehall Business Centre**  
**Vinehall Road**  
**Robertsbridge**  
**East Sussex**  
**TN32 5JW**

- **GUIDE RENT : £3,950 pa Excl VAT**
- **Quiet yet accessible rural location**
- **Recently refurbished office space**
- **To let on flexible terms**
- **A short distance from the A21**
- **Extensive off- road parking**

## LOCATION

The unit is situated a short distance from the A21, in a rural location, approximately two and a half miles to the south east of Robertsbridge and seven miles north of the larger town of Hastings.

## DESCRIPTION

The unit is situated in one of the courtyards of the Business Centre, with further office/business units on either side. It is of single story construction with a window adjacent to the entrance.

Internally, the unit has been recently refurbished and comprises of:

- Multiple floor sockets
- Data connections
- A sink unit and cupboard beneath
- Electric heating
- Access to cable Wi-Fi on site
- A communal WC a short walk away



## CAR PARKING

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

## DEPOSIT

A deposit equivalent to 6 weeks rent will be held by the landlord for the duration of the term.

## EPC RATING

The unit has an EPC Rating at Level D.

## GUIDE RENT

Our client is seeking a rent of £3,950 per annum exclusive of VAT, insurance costs, 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 unit 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.

## LEASE COSTS

The Landlord's agent charges a Tenancy Administration fee of £500 plus VAT for preparing each Tenancy agreement which will be collected from the 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 Thirdfort 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.

Viewings are strictly by appointment only with the Landlord's Agents



## BTF Partnership

Colin Hall  
Claire Doe  
**01435 864455**

Details amended March 26

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.