



**TO LET**

**INDUSTRIAL AND WAREHOUSE – 660 SQ FT (61.3 SQ M)**

Unit 2, Merrydown Business Park, Little London Road, Horam, Heathfield, TN21 0JB

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### Rent | £10.50 Per sq ft Plus VAT -

#### DESCRIPTION

New development of six small business units with allocated parking. The units are available separately or can be combined for larger requirements. There are windows at first floor level which would suite mezzanine floor storage or offices.

#### LOCATION

Situated on the western side of Little London Road south of the junction with the B2203 Heathfield Road, approximately 5 miles north of Hailsham and the A22 and 2 miles south of Heathfield. Horam is a rapidly growing village with various new housing developments underway. The village high street benefits from all the usual conveniences and services.

#### ACCOMMODATION (GIA)

	SQ FT	SQ M
Unit 1 – UNDER OFFER	1,069	99.3
Unit 2 – AVAILABLE	660	61.3
Unit 3 – UNDER OFFER	664	61.7
Unit 4 – UNDER OFFER	780	72.5
Unit 5 – UNDER OFFER	1,350	125.4
Unit 6 – UNDER OFFER	1,350	125.4

#### RENT

£10.50 Per sq ft

#### RATES

To be assessed

#### AMENITIES

- 3 Phase Electricity
- 6m Minimum Eaves Height
- Excellent Road Links
- Potential For Mezzanine Floor
- Full Height Loading Bay Door
- DDA Compliant Wc

#### VAT

VAT will be chargeable on the terms quoted.

#### LEGAL COSTS

Each party is to be responsible for their own legal fees.

#### EPC

An EPC is being prepared and will be available shortly.



**VIEWINGS – 01323 437900**

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