

SAMUEL & SON

CHARTERED SURVEYORS

+44 (0) 1323 441727
info@samuelandson.co.uk

TO LET

**POSSINGWORTH FARM WORKSHOPS
POSSINGWORTH LANE
BLACKBOYS
EAST SUSSEX**



**A RARE OPPORTUNITY TO RENT A VARIETY OF LIGHT INDUSTRIAL/COMMERCIAL UNITS IN A
SOUGHT AFTER RURAL
YET ACCESSIBLE LOCATION**

GOOD ACCESS FROM B2102 HEATHFIELD/LEWES ROAD

**EXTENDING IN TOTAL TO APPROXIMATELY 550 SQ METRES
OR 6,000 SQ FT OF WORKABLE SPACE**

**OFFERS INVITED DEPENDING ON
REQUIREMENTS**

GENERAL REMARKS AND INFORMATION**SITUATION**

The property is situated in an unspoilt rural location part way along Possingworth Lane in between the villages of Blackboys and Waldron. Set in the heart of The High Weald, and accessed via a private farm drive, the approach to the property has far reaching views across open farmland to countryside beyond. The towns of Heathfield and Uckfield are approximately 3 miles to the east and 4½ miles to the west respectively.

DIRECTIONS

From Heathfield High Street head west on the A267 towards Tunbridge Wells. At the Cross in Hand junction, opposite the Esso Garage, turn left towards Blackboys and Halland on the B2192. After approximately 1¾ miles turn left into Possingworth Lane, signposted Waldron and Horam. After approximately 1/3 mile take the farm track on the righthand side, next to red letter box, and the workshops will be found two hundred yards along this on the lefthand side.

Alternatively from Uckfield High Street head east on the B2102 through Framfield to the T junction with the B2192 at Blackboys. Turn left and after approximately a third of a mile turn right into Possingworth Lane and follow the directions as per above.

DESCRIPTION

The property provides for a rare opportunity to rent a variety of small industrial units in a sought after rural, yet accessible, location close to the village of Blackboys. Within three converted traditional farm buildings, there are 5 light industrial/storage and office units, ranging in size and extending in total to approximately 6,000 sq ft of working space and previously let under ongoing licences.

There is also parking for up to 25 cars.

SERVICES

The property is supplied by mains electricity, water, telephone and shared private septic tank drainage.

TENURE

The property is currently vacant with Licences to be established with parties as deemed appropriate.



PROPERTY MISDESCRIPTIONS ACT

The client agrees to inform Samuel & Son in writing of any inaccuracy or misleading element in the particulars or in the promotion generally of which he is aware or which subsequently materialises during the period of the agency. The client shall indemnify Samuel & Son, their servants or agents against any claim made in respect of any misdescriptions of the property that arises wholly or partially out of the act or default of the client.

IMPORTANT NOTICE

Samuel & Son for themselves and the vendors of this property whose agents are give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- (iii) The information in these particulars is given without responsibility on the part of Samuel & Son or their clients. Neither Samuel & Son or any of their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- (iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- (v) Samuel & Son have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.