



## 1 Falmer Court

London Road, Uckfield, TN22 1HN

**1a Falmer Court - Modern  
first floor air conditioned  
office suite with car parking  
available to let in Uckfield -  
£7,500pa**

**593 sq ft**  
(55.09 sq m)

- New lease available
- Air conditioned
- Close to town centre
- Allocated private car parking
- Currently arranged as 2 separate office suites
- Consideration given to selling the freehold

# 1 Falmer Court, London Road, Uckfield, TN22 1HN

## Summary

<b>Available Size</b>	593 sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C

## Description

Suite 1 Falmer Court comprises an end of terrace unit with the advantage of windows to 3 sides. It is currently arranged as 2 separate suites, one at ground and the other at first floor. The front door leads to an inner lobby with doors to 2 separate cloakrooms each fitted with low level WC and wash hand basins. Stairs to first floor door to ground floor suite which is arranged as follows:

Door to kitchen area 1.8m (5'9") x 3.8m (12'6") 6.8 sq m (72 sq ft) fitted with stainless steel sink unit, worktop, space for fridge, glazed partition to main office. Door to meeting room 2.9m (9'6") x 4.9m (16') - 14.2 sq m (152 sq ft) door to outside, carpeted, ceiling LED panels, wall mounted air conditioning unit. The main office measures 4.5m (14'9") x 6.7m (22') - 30.2 sq m (325 sq ft) triple aspect, carpeted, ceiling mounted LED panels, wall mounted air conditioning unit.

Total usable ground floor area 51.2 sq m (549 sq ft). Stairs to first floor landing with door to office suite arranged as open plan area plus separate glazed partitioned office. Triple aspect with combined heating and cooling. Suspended ceiling with inset LED light panels and carpet. Opening to kitchen fitted with stainless steel sink unit. Overall area first floor 55.3 sq m (593 sq ft). Total usable area ground and first floor 106.5 sq m (1142 sq ft).

On site car parking with 4 allocated spaces. There is on-street parking opposite with further parking off Browns Lane. There are local shops at this location including Tesco Express.

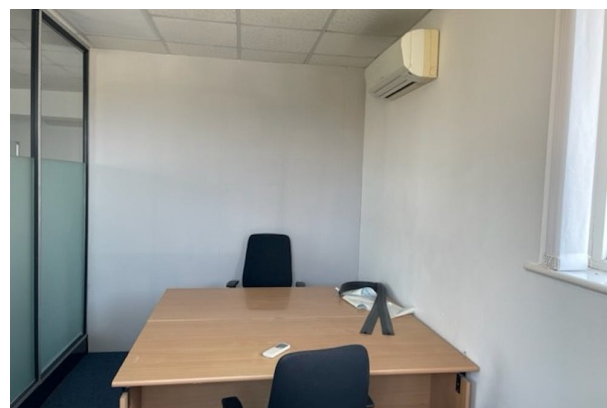
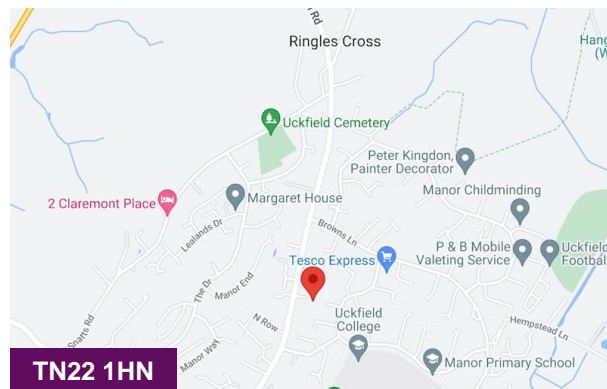
A new lease is available, length to be agreed or may consider selling freehold subject to any leases already agreed.

Ground floor suite - now under offer

1st floor suite - available to let at £7,500pa.

## Location

Falmer Court is accessed from London Road (a continuation of the High Street) at the north side of the town and comprises a series of office suites at ground and first floor level with car parking to the front.



## Viewing & Further Information



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