



Cottage Lane, Westfield, East Sussex, TN35 4RP
£1,980 pcm

Property Cafe are delighted to offer to the lettings market this unique commercial property situated in the sought Westfield village, semi-rural location. This spacious premises is set within approximately and acre plot of land, whilst internally the property offers a 95 square meter workshop with office space and ample off road parking on the lot. This fantastic commercial property offers excellent internal and external storage space opportunities and benefits from a secure gated perimeter, and is available late March 2026 on a long term lease. Viewings are strictly by appointment only and for additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Opton 2.

1x Month holding deposit = £1,980.00

3x Months deposit = £5,940.00

Minimum Income required = £59,400



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

96 This is how energy efficient the building is

Parking Types: Off Street.
Heating Sources: None.
Electricity Supply: Mains Supply.

- £1,650+vat Per month
- Commercial premises to let.
- Large storage capabilities.
- Secure gated perimeter.
- 95 Square meter unit.

Receptions: 2
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: Level access.

- Available Now.
- Secluded Westfield location.
- Large shop floor with small office
- 1 Acre of land (approximately)
- Long lease term available.