

SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK



TO LET

INDUSTRIAL UNIT / WAREHOUSE – 2,046 SQ FT (190.08 SQ M)

Unit 3, Hayland Industrial Park, Maunsell Road, Hastings, East Sussex TN38 9NN

DESCRIPTION

The unit comprises a mid terrace modern industrial unit with 6.6m eaves height. The unit benefits from a surface level loading door, 5 dedicated parking spaces.

The unit is to be refurbished September 2026 with a target EPC rating of B.

LOCATION

Hayland Industrial Park is located within the established Castleham Industrial Estate on the north western outskirts of Hastings.

The property has excellent access to the new A259 south coast link road connecting west to Eastbourne and Brighton and the A21 north towards Tunbridge Wells and London.

Occupiers on the estate include Eurocell, Sussex Plumbing Supplies and Oakfield Estate Agents.

ACCOMMODATION (GROSS INTERNAL AREA)

FLOOR	SQ FT	SQ M
Ground floor warehouse	2,046	190.08
TOTAL	2,046	190.08

AMENITIES / OPPORTUNITY

- To be refurbished – AVAILABLE Q4 2026
- Established trading estate
- 5.4m eaves height (6.6 max)
- Loading door 3.8 x 3.6m
- 5 designated parking spaces
- Three phase power
- Goods loading
- WC
- Occupier mix include trade counter, retail and storage/distribution.

TERMS

The unit is offered to let on a new full repairing and insuring lease on terms to be agreed.

RENT

£22,500 per annum exclusive.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

BUSINESS RATES

Rateable value £16,500 effective 1st April 2026.

EPC

To be reassessed (Target B)

**VIEWINGS:**

Max Perkins

t: 07947 373545

e: mperkins@shw.co.uk



SHW Property



SHW Property

**MAKING
PROPERTY
WORK**

SHW.CO.UK