



SHW

MAKING
PROPERTY
WORK

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Block C



Block B – Q2 24



Block A Unit 2
– Q3 24

Block A Unit 1
PHASE ELECTRICAL
DISTRIBUTORS LIMITED

TO LET

NEW INDUSTRIAL UNITS – FROM 2,500 SQ FT, UP TO 12,462 SQ FT COMBINED
North Hastings Trade Park, Burgess Road, Hastings, East Sussex TN35 4FL

RENT | £12 PER SQ FT

DESCRIPTION

First phase (Platform Business Centre) is now built and fully let while the second phase (North Hastings Trade Park) is finishing construction of final block (Block B). Specification includes:

- Minimum eaves height of 5.5m
- B1 (Class E), B2 & B8 Use
- Insulated roller shutter door
- Scope for mezzanine floors

LOCATION

Part of the Ivyhouse Lane industrial estate in Hastings, accessed at the end of Burgess Road, approximately 3 miles from the town centre with close proximity to both the A21 and A259. Hastings is a coastal town, 70 miles from London, within East Sussex and approx. 12 miles from Rye and 16 miles from Eastbourne.

TERMS

New leases to be agreed at £12 per sq ft.

VAT

Applicable on the terms.

BUSINESS RATES

To be assessed. Most recent units assessed at £87.75 per m2.

EPC

The completed units have EPC ratings of A.

ACCOMMODATION

	SQ FT	SQ M
Block A, Unit 1	COMPLETE – PHASE ELECTRICAL	
Block A, Unit 2	2,500	232
Block B, Unit 1	EXCHANGED - SCREWFIX	
Block B, Unit 2	4,819	448
Block B, Unit 3	5,143	478
Block C	COMPLETE - HOWDENS	



Block A – Phase Electrical



Block B Plot – including Screwfix



Block C - Howdens



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January 2024

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