



TO LET

2,296 Sq Ft

- 3 Phase Electricity
- CCTV on Estate
- On Site Parking
- Private Kitchen
- Close to A27 & A22
- Male and Female WCs

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 7, STATION ROAD INDUSTRIAL ESTATE, HAILSHAM, EAST SUSSEX, BN27 2EL

Light Industrial/Warehouse Unit - 2,296 sq ft (213.3 sq m)

The premises comprise a self-contained concrete frame unit with brick elevations under a corrugated pitched roof. The Unit measures approximately 2,296 sq ft and is mainly open space. The Unit has Automatic Roller Shutter Door, Pedestrian Door, Male and Female WCs, Kitchen, Gas Supply and 3 Phase Electricity, with Parking immediately outside the Unit. The Landlords will refurbish the Unit once the existing Tenant vacates. Please note - no Motor Trade.

Business Rates

According to the Valuation Office website the premises are described as:

Workshop and premises

Rateable Value: £25,000

Location

Station Road Industrial Estate is a well-established commercial location situated on the southern side of Station Road, approximately **half a mile south of Hailsham town centre**. The estate offers convenient access to the **A22**, with the **A22/A27 junction within around 2 miles**, providing connections towards **Newhaven Port, Brighton, Bexhill and Hastings**.

Legal Costs

Each party will bear their own legal costs.

Accommodation

The property has the following approximate floor area:

Unit 7 — 2,296 sq ft (213.3 sq m)

VAT

VAT may be applicable.

Additional Information

Rent

£21,812 Per Annum

EPC

C (65)

Viewing

For further information or to arrange a viewing, please contact Max Allen.

Max Allen
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