

WAREHOUSE ON ESTABLISHED ESTATE FOR SALE

6,268 sq. ft (582.35 sq. m)



Oakley

Your Sussex Property Expert



Unit 12, Cradle Hill Industrial Estate, Cradle Hill Road, Seaford East Sussex BN25 3JE

- Long lease for sale with approx. 12 years remaining
- Set within established business estate
- Prominent corner position
- Ability to be split into two units (STNC)

FOR SALE

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LOCATION

Seaford is situated on the A259 South Coast Road thirteen miles to the east of Brighton. The town has a population of 22,000 and is located within the district of Lewes, which has a population of 92,000. Rail services to London Victoria are available in approximately 1 hour 13 mins. Cradle Hill Industrial Estate is located to the north of Seaford being the principle employment site in the town. It is accessed off the Alfriston Road via Cradle Hill Road. Occupiers include local businesses as well as multi nationals.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN25 3JE.

DESCRIPTION

This substantial property was constructed in two phases with the original building being constructed in the mid 1970s. The original unit is predominantly brick built with double glazed windows/doors and steel profile cladding and roof system, with the more modern unit to the north of profile cladding and steel frame. The property has two loading doors to the western elevations, a variety of partitioned offices together with a predominantly open plan large central area on ground floor. There is off road parking and substantial power supply.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M
<i>Total Ground Floor</i>	<i>5,793</i>	<i>538.20</i>
<i>First Floor Office</i>	<i>475</i>	<i>44.15</i>
Total Accommodation	6,268	582.35

TENURE

The property is available to purchase on a long leasehold basis with 12 years unexpired. A copy of the lease is available on request.

PRICE

Offers are invited in the region of £325,000.

USE / PLANNING

We understand the premises fall within the E/B2/B8. The purchaser is to make their own enquiries to ensure their use falls within this use class.

VAT

VAT is not applicable.

BUSINESS RATES

The Rateable Value provided by the Valuation Office Agency www.voa.gov.uk is £38,000.

The Small Business Rate for the financial year (2025/26) is 49.9p in the £ making the Rates payable approx. £18,962.

More information can be found on the VOA website at <https://www.gov.uk/find-business-rates>.

ENERGY PERFORMANCE CERTIFICATE

An EPC is being prepared.

LEGAL FEES

Each party is responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake AML checks on all prospective purchasers, to include ID & proof of address checks. We will also require proof of funds sufficient to trace source of funds. Where a purchaser is a company, we require company structure and checks for majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



James Hamblyn

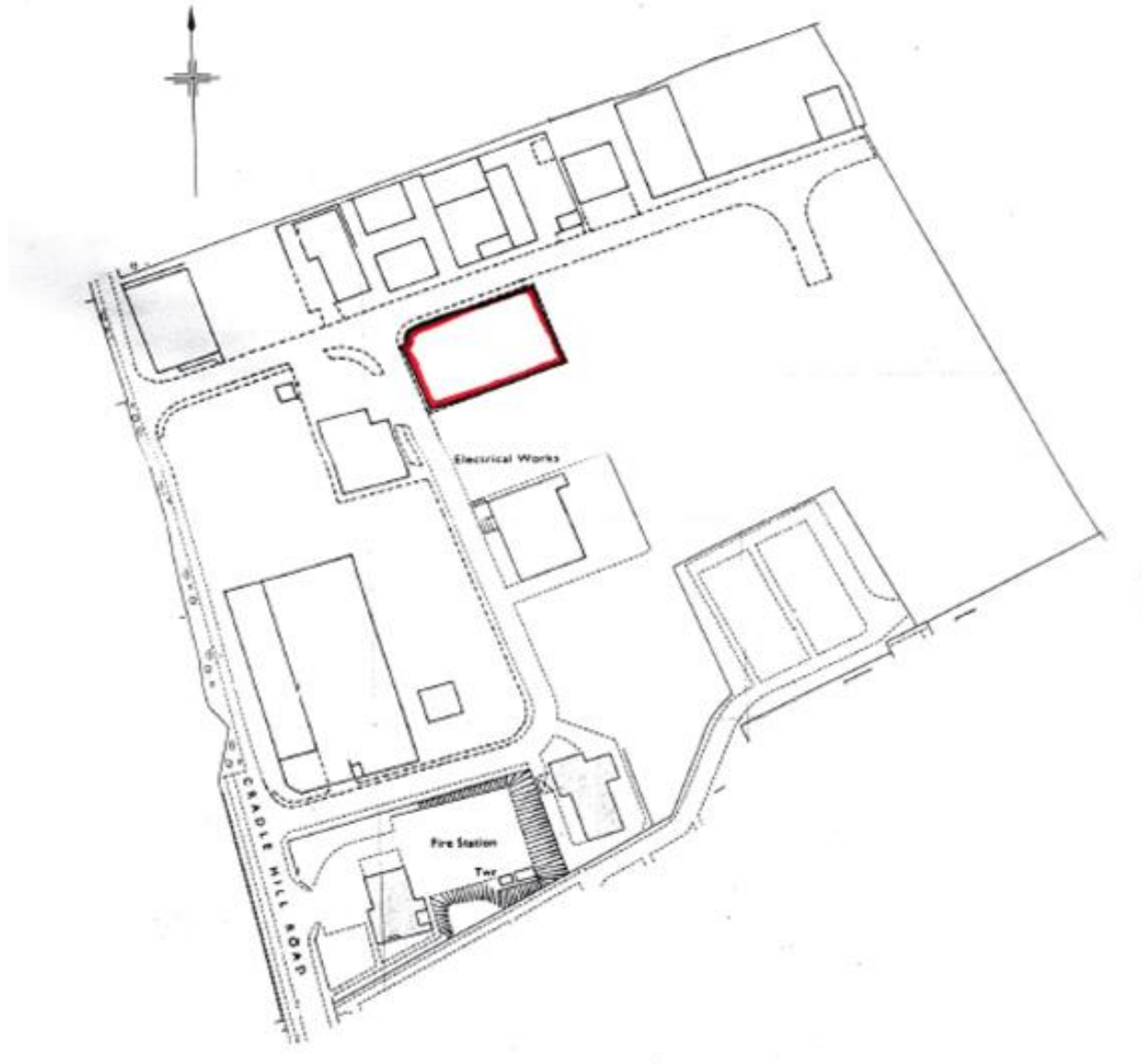
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All images, maps, plans and boundaries are for reference purposes and not to scale.

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