

TO LET

Unit 7, Station Road Industrial Estate

Hailsham, East Sussex, BN27 2EL

2,296 sq ft (213.3 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

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Key Features

- Stepped rent incentives available
- On-site parking
- Automatic roller shutter and pedestrian access
- Three-phase electricity and gas supply
- Kitchen and male and female WCs
- CCTV on estate
- Owned by Petchey Holdings - contact landlord direct

Description

Unit 7 provides approximately 2,296 sq ft of light industrial / warehouse accommodation. The self-contained unit has an automatic roller shutter and separate pedestrian access, a kitchen and male and female WCs. No motor trade.

Location

Station Road Industrial Estate is approximately half a mile south of Hailsham town centre, with access to the A22 and A27.

Accommodation

Total area
2,296 sq ft (213.3 sq m)

Planning

Interested parties should make their own enquiries with the local planning authority regarding the suitability of their proposed use.

VAT

VAT may be applicable.

Legal Fees

Each party is responsible for their own legal fees.

Rent

Year 1: £18,368 per annum; Year 2: £20,664 per annum; Year 3: £22,960 per annum.

Viewing & Further Information

Contact landlord direct
Max Allen
020 8252 8000
mallen@petchey.co.uk





Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Petchey Holdings has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Petchey Holdings have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

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