



TO LET

Unit 65

Station Road Industrial Estate, Hailsham,
East Sussex, BN27 2ET

1,507 sq ft (140.0 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

Key Features

- Stepped rent: Year 1 £10,549 pa (£7 psf); Year 2 £12,056 pa (£8 psf); Year 3 £15,070 pa (£10 psf)
- Self-contained unit near the estate entrance
- Shared on-site parking
- Rear loading shutter and front pedestrian entrance
- Three-phase electricity and gas supply
- Ground-floor offices and male and female WCs
- Owned by Petchey Holdings – contact landlord direct

Description

Mid-terrace light industrial / warehouse unit of concrete frame construction with brick elevations beneath a corrugated pitched roof. The accommodation includes a workshop, offices and entrance foyer, with lighting throughout.

Location

Approximately half a mile south of Hailsham town centre. The estate provides access to the A22 and is within approximately two miles of the A22/A27 junction.

Accommodation

Ground-floor accommodation

Workshop: 1,024 sq ft
Offices: 483 sq ft
Total: 1,507 sq ft (140.0 sq m)

Lease Terms

A new full repairing and insuring lease is available on terms to be agreed.

Planning

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

VAT & Outgoings

Rents are exclusive of rates and other outgoings. VAT is applicable.

Legal Costs

Each party is responsible for its own legal costs.

Stepped Rent

Year 1: £10,549 per annum (£7 psf)
Year 2: £12,056 per annum (£8 psf)
Year 3: £15,070 per annum (£10 psf)

Viewing & Further Information

Strictly by appointment. 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.