SHW

MAKING PROPERTY WORK

SHW.CO.UK



TO LET

INDUSTRIAL AND WAREHOUSE – 3,860 SQ FT (358 SQ M) PLUS MEZZ

Unit 18-19, Connect 27 Business Park, Twin Oaks Drive, Polegate, East Sussex, BN26 6GP

RENT £48,000 PAX - NEW LEASE

28 April 2026

DESCRIPTION

- Recently built business park
- Mid-terrace double unit
- Fitted offices with kitchenette and 2x WC's
- Mezzanine storage platform
- 2x 3 phase electricity supplies
- 6m minimum eaves height
- 2x loading doors
- B1 (now Class E), B2 or B8 consent.
- Units shall not receive deliveries outside the following hours: (a) 0730 - 1900 Mondays - Friday & (b) 0800 - 1300 Saturdays

LOCATION

Easy access at the junction of the A27, the principle East West link between Hastings and Brighton and the A22 the main link between Eastbourne and Hailsham with links to the national motorway network A27 / M27 Southern Corridor and to the North via the A23 / M23 to the M25.

Only 1 mile from Polegate Station direct services to London, Brighton also onwards to Ashford and Portsmouth.

Cycle Route 21 provides access from Eastbourne to Heathfield and runs within 200 yards of the site.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	2,909	270.25
Ground Floor Office	951	88.36
TOTAL	**3,860**	**358.61**

Plus mezzanine storage platform of circa 951 sq ft (88.36 sq m)

RENT

£48,000 per annum exclusive of other outgoings, for a new lease.

VAT

VAT will be chargeable on the terms quoted.

RATES

2026 Rateable Value: £53,000

EPC

Rating of C.









VIEWINGS –

Max Perkins **t:** 01323 437 901 **e:** mperkins@shw.co.uk

@SHWProperty
SHW Property
SHW Property

MAKING PROPERTY WORK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

SHW.CO.UK