



SHW

**MAKING
PROPERTY
WORK**

SHW.CO.UK

**TO LET/
FOR SALE**

INDUSTRIAL WAREHOUSE – 12,507 SQ FT FOOTPRINT PLUS FIRST FLOOR OFFICES
Unit 5-6, Apex Enterprise Park, Diplocks Way, Hailsham, BN27 3WA

DESCRIPTION

- Modern detached industrial warehouse unit
- Excellent condition
- 2x loading doors with 4m width x 5m height
- 2x 3-phase electric and 2x gas supply with blower
- Multiple WC's and kitchenettes
- First floor office space
- Alternative side and rear pedestrian entrances on Apex Park
- Scope to create a yard
- Can split into separate units

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 5 Footprint	4,359	404.96
Unit 5 First Floor Offices	1,635	151.89
Unit 6 Footprint	8,148	756.97
TOTAL	14,142	1,313.82

PRICE

£2,100,000 + VAT

RENT

£10 per sq ft.

EPC

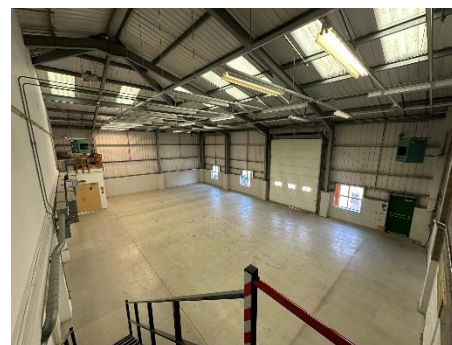
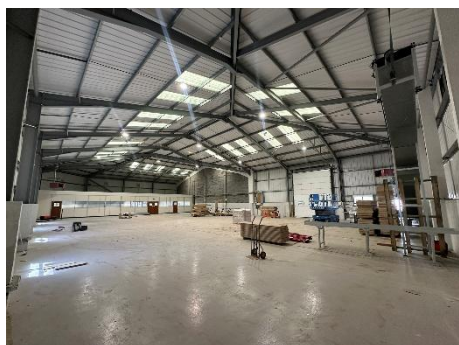
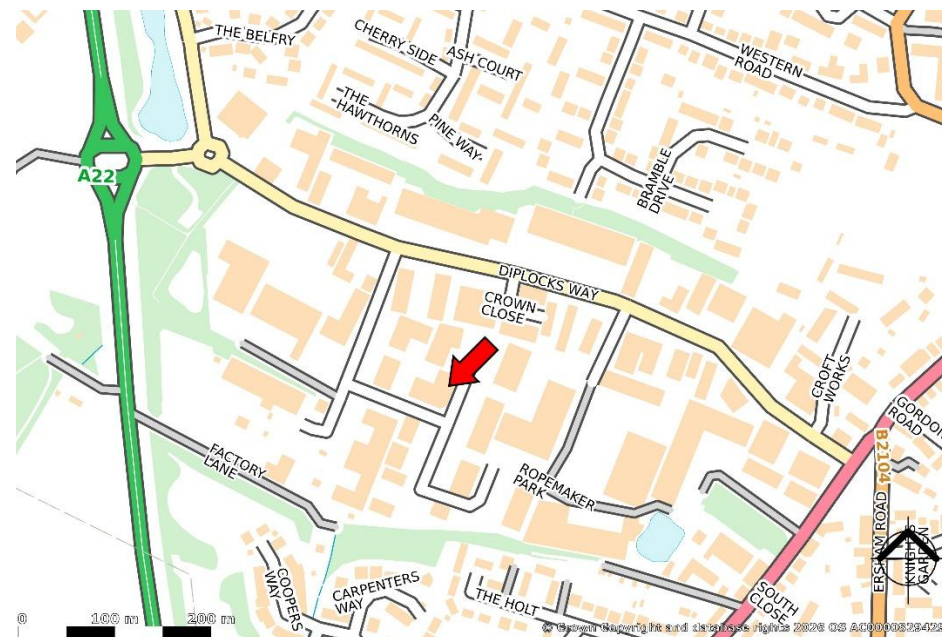
Unit 5 Rating: [B](#)

Unit 6 Rating: [B](#)

BUSINESS RATES

Unit 5 Rateable Value: [£70,000](#)

Unit 6 Rateable Value: [£93,000](#)



VIEWINGS –

Max Perkins

t: 01323 437 901

e: mperkins@shw.co.uk

Tim Hardwicke

t: 01293 441 305

e: thardwicke@shw.co.uk



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