Warehouse/Industrial Unit - 1,100 sq ft To Let
Ideal Small/New Business
UNIT 7 CROFT WORKS
DIPLOCKS WAY, HAILSHAM BN27 3JF



LOCATION

Croft Works is a road leading off from the eastern end of Diplocks Way in a well established industrial estate in Hailsham. The turning is immediately adjacent to the BP petrol station and Croft Works is behind Hailsham Motoring Centre. This particular unit is end-of-terrace at the far end of Croft Works. Other businesses in the vicinity include Croft Lubricants, Maskell Heating Services, Screen Plus and Auto Solutions.

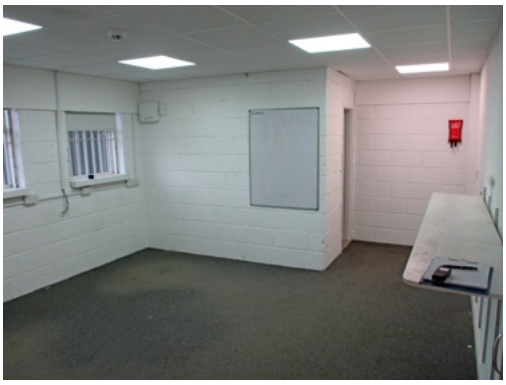
ACCOMMODATION

The premises comprise an end-of-terrace steel framed building with part brick & block and part clad elevations and a profile clad roof having translucent panels providing natural light.

Depth	28'3" (*8.6m*)
Internal width	39' (*11.9m*)
Gross internal area	**1,102 sq ft (*102.4 sq m*)**
Eaves height at front	17'3" (*5.3m*)
Eaves height at rear	14'3" (*4.3m*)

Manual roller shutter door 11'9" [w] x 13'6" [h] (*3.6m x 4.1m*)
Concrete floor, LED hi-bay lights +3-phase power with 100amps/phase





Within the overall area is a stud partitioned office.
Max. dimensions 19'6" x 14'3" (*5.9m x 4.3m*) - 229 sq ft (*21.3 sq m*).
Suspended ceiling with inset LED lights, double glazed windows with security grilles + cloakroom with low level w.c. & hand basin with water heater over.

continued

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2. Unit 7 Croft Works, Hailsham

Outside There is a reasonably sized parking/loading/storage area to the front of the unit.

TERMS New 5 year lease on a normal full repairing and insuring basis with a break clause and a rent review at the 3rd year.

RENT £13,000 per annum exclusive of rates.

RATES Local Authority: Wealden SBR (26/27): 43.2p
Rateable value : £11,500

N.b. Eligible businesses occupying a property with a rateable value of less than £15,000 may currently be entitled to small business rate relief with properties having a rateable value of £12,000 or less paying no rates. Further details may be found at www.gov.uk/apply-for-business-rate-relief.

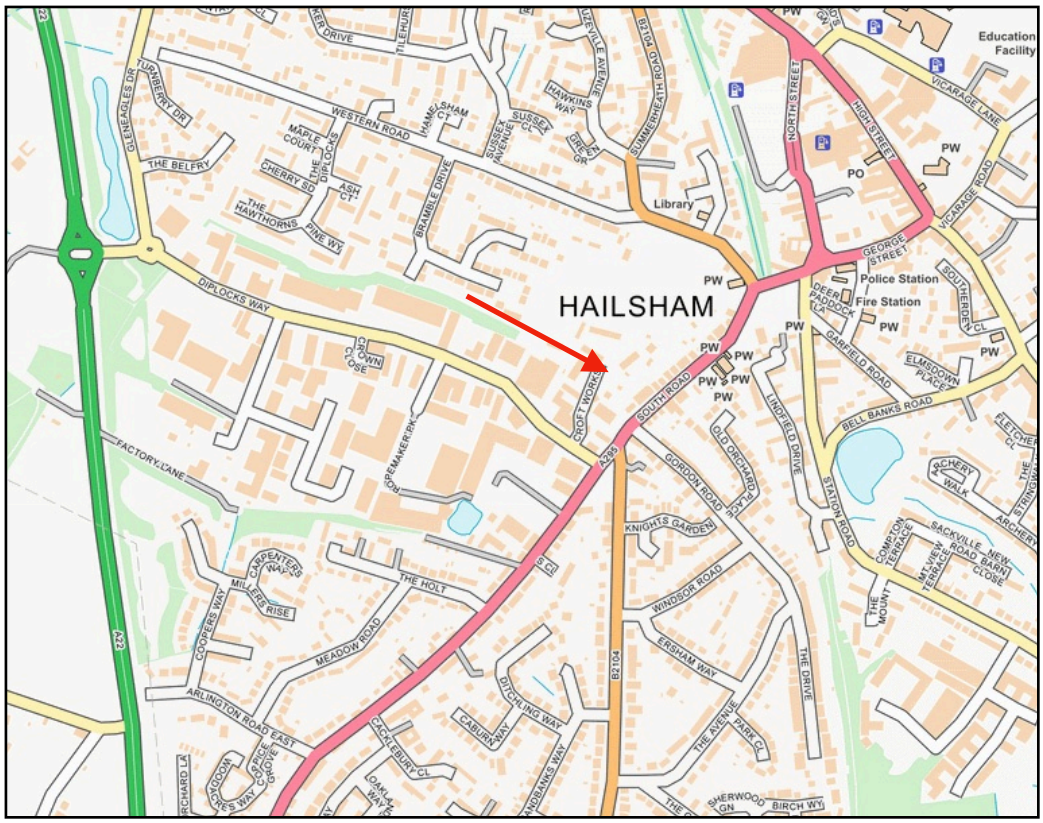
VAT VAT will be charged on the rent.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

EPC Energy performance certificate rated as Band C (70).

VIEWING Strictly by prior appointment with agents, **Lawson Commercial.**

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