Rare Opportunity - Established Modern Industrial Estate

Spacious Industrial Unit With B2 Use

Available Freehold

UNIT 19 APEX BUSINESS PARK

DIPLOCKS WAY, HAILSHAM BN27 3JU



LOCATION

This thriving and successful industrial area of Diplocks Way, Hailsham is some 9.3 miles north of Eastbourne and 11 miles south of Uckfield. There is a direct link from Diplocks Way to the A22 London/Eastbourne road. Apex Business Park lies south of Diplocks Way and is a development of modern, high quality buildings which are taller than average and offering great, flexible business space. This particular unit lies between **CGS** and **Secure Stores Sussex**

ACCOMMODATION

The premises comprise a mid-terrace unit of steel frame construction with profile steel cladding under a profile clad roof with translucent panels providing natural light. In more detail the premises are arranged as follows:



Ground Floor

Gross internal dimensions

Internal width	38'9"	(*11.8m*)
Depth	64'9"	(*19.7m*)
	2,509 sq ft	**(233.1 sq m)**



Full height section at front:

Internal width	18'6" (*5.6m*)
Depth	32'6" (*9.9m*)
Maximum height	35'9" (*10.9m*)
Minimum height	21'3" (*6.5m*)
Height to underside of mezzanine	10'6" (*3.2m*)

continued

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2. Unit 19 Apex Business Park, Hailsham

Within the overall area is:

Cloakroom comprising 2 low level w.c.s with hand basins.

From factory area, stairs to:

1st Floor

Front office

L-shaped, 31'9" x 10'3" (*9.7m x 3.1m*) + 8'9" x 16' (*2.7m*)

465 sq ft (*43,2 sq m*)

Suspended ceiling with inset lights, wall-mounted air conditioning unit + stairs to 2nd floor. Door to:





Storage area

38'9" x 32'6" (*11.8m x 9.9m*)

1,259 sq ft (*117.0 sq m*)

Minimum height 9'9" (*3.0m*)

Maximum height 24'9" (*7.5m*)

Hi-bay lighting + loading platform.

Within this area is a small office, 10' x 18'3" (*3.0m x 5.6m*) with dado trunking.

2nd Floor

Kitchen 9'6" x 9' (*2.9m x 2.7m*) **86 sq ft (*8.0 sq m*)**
Suspended ceiling with inset lights, sink unit + space for fridge.

Small store 8'3" x 8'3" (*2.5m x 2.5m*) **68 sq ft (*6.3 sq m*)**

Office 15' x 8'6" (*4.6m x 2.6m*) **128 sq ft (*11.9 sq m*)**
Carpeted , suspended ceiling with inset lights + air conditioning unit.

Cloakroom comprising 2 w.c.s.

Summary of Areas

Ground floor gross internal area 2,509 sq ft (*233.1 sq m*)
1st floor storage & offices 1,724 sq ft (*160.2 sq m*)
2nd floor kitchen, office & store 282 sq ft (*26.2 sq m*)
Total Overall 4,515 sq ft (*419.4 sq m*)

Outside To the front of the unit is a driveway and loading access. There is a private brick pavioured car park for approx. 7 plus cars.

PRICE £400,000 for the freehold interest with vacant possession.

continued

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3. **Unit 19 Apex Business Park, Hailsham**

RATES	Local Authority: Wealden	SBR (26/27): 43.2p
	Rateable value:	£30,000
VAT	VAT will not be charged on the price.	
EPC	Energy performance certificate Ban E (110).	
SERVICES	The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.	
VIEWING	Strictly by prior appointment with agents, **Lawson Commercial.**	
N.b	A letting will be considered at a rent of £23,500 pa - more details upon request.	

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