

Investment, Industrial / Warehouse

FOR SALE



Units 10, 11 & 12 Burgess Road

Hastings, TN35 4NR

Industrial Investment Opportunity

2,995 sq ft

(278.24 sq m)

- Three industrial units totalling 2,995 sq ft
- On site parking
- Rarely available to purchase
- Freehold
- Potential to add value through active asset management

Units 10, 11 & 12 Burgess Road, Hastings, TN35 4NR

Summary

Available Size	2,995 sq ft
Price	£299,000
EPC Rating	C

Description

The property comprises a terrace of three industrial/warehouse units extending to 2,995 sq ft. Each unit is currently let on flexible lease terms generating a total rent of £18,000 per annum, which we understand is significantly below market level.

Location

The unit is located on the northern edge of Hastings and forms part of the Ivy House Lane Industrial Estate. The A259 is within a few hundred yards to the East and the A21 is approximately 2 miles to the west. The A22/A27 junction lies approximately 2 miles to the north east, providing access to East Sussex and beyond.

Accommodation

The accommodation comprises the following areas:

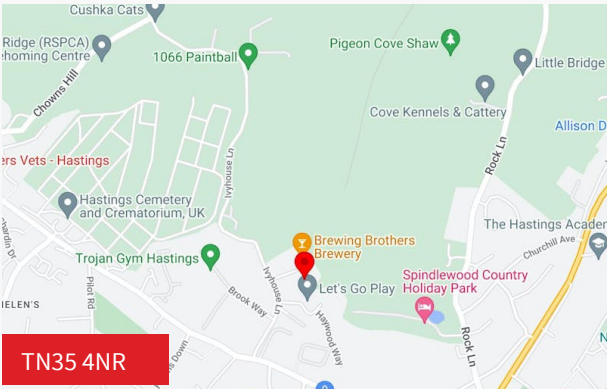
Name	sq ft	sq m	Availability
Unit - 10	897	83.33	Available
Unit - 11	899	83.52	Available
Unit - 12	1,199	111.39	Available
Total	2,995	278.24	

Tenure

The property is held freehold under title numbers ESX187036 (Unit 10), ESX196875 (Unit 11) and ESX157449 (Unit 12).

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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