

INDUSTRIAL WAREHOUSE TO LET / MAY SELL

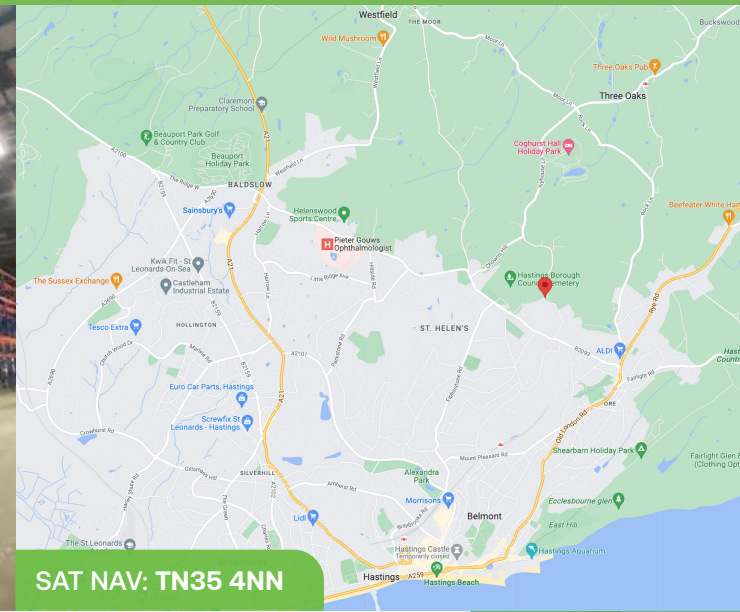
IVY HOUSE HASTINGS

1-9 IVYHOUSE LANE, HASTINGS TN35 4NN
109,083 SQ FT - 10,134 SQM on 5.8 ACRES

TO LET

Up to 700kVa*
*subject to availability

1-9 IVYHOUSE LANE, HASTINGS TN35 4NN
109,083 SQFT - 10,134.1 SQM



DESCRIPTION

The property comprises an extensive steel framed industrial warehouse unit with office accommodation on a self-contained site of circa 5.8 acres.

The unit lends itself to being split to suit occupier demand given separate side loading provisions.

LOCATION

The site occupies a prominent location on the edge of the Ivyhouse Lane industrial estate in Hastings, approximately 3 miles from the town centre with close proximity to both the A21 and A259 providing access to the wider south-east.

Hastings is a town situated on the south coast, 40 miles from the M25, within East Sussex.

The town is approximately 8 miles from Bexhill, 10 miles from Rye, 30 miles from Brighton and 24 miles from Eastbourne.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

ACCOMMODATION

The site provides the following approximate area:

	SQ FT	SQ M
Warehouse/ Ancillary	95,948	8,914.7
First Floor Offices/ Ancillary	10,954	1,017.7
Detached Workshop	2,181	202.7
TOTAL	109,083	10,134.1

AMENITIES

- Eaves height of 7.5m
- Ample yard and parking areas
- 10 dock level loading doors
- Low site cover

BUSINESS RATES

We have been informed by the local authority that the premises have a rateable value of £260,000.

VAT

VAT will be chargeable on the terms quoted.

RENT

On application.

EPC

The property has an EPC rating of D-87.

FOR FURTHER DETAILS PLEASE CONTACT:



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