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## Flexible Business Space To Let Ideal Office/Manufacturing UNIT 7 STATION ROAD INDUSTRIAL ESTATE STATION ROAD, HAILSHAM BN27 2EL



### LOCATION

Station Road Industrial Estate is located in the heart of Hailsham, a thriving and expanding Sussex town. The Estate is approximately 0.7 miles from the town centre but with easy access to the A22 dual carriageway at the Eagle roundabout which is 1.5 miles distant. Eastbourne is approximately 9.5 miles to the south and Uckfield 13.3 miles to the north. This particular unit is next to **Macro Pumps** and opposite **Metrail**.

### ACCOMMODATION

The Station Road Industrial Estate comprises a number of mixed industrial units with a wide variety of occupiers. This unit comprises a large open space with a couple of partitioned offices.

<b>Warehouse</b>	Internal width	39'3"	(12.0m)
	Depth	58' 9"	(17.9m)
		<b>2,306 sq ft</b>	<b>(214.2 sq m)</b>
	Eaves height	12'3"	(3.7m)
	Timber loading doors	8'3" [w] x 9'6" [h]	(2.5m x 2.9m)
	Ceiling-mounted Ambi-Rad gas blower		

Within this area is:

**Kitchenette** 5'6" x 10'3" (1.7m x 3.1m) with sink unit.

**Cloakrooms** with twin lobbies with hand basins + 3 separate w.c.s .



**Partitioned office 1**  
7'3" x 13'3" (2.2m x 4.0m)

**Partitioned office 2**  
7' x 9" (2.1m x 2.7m)

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continued



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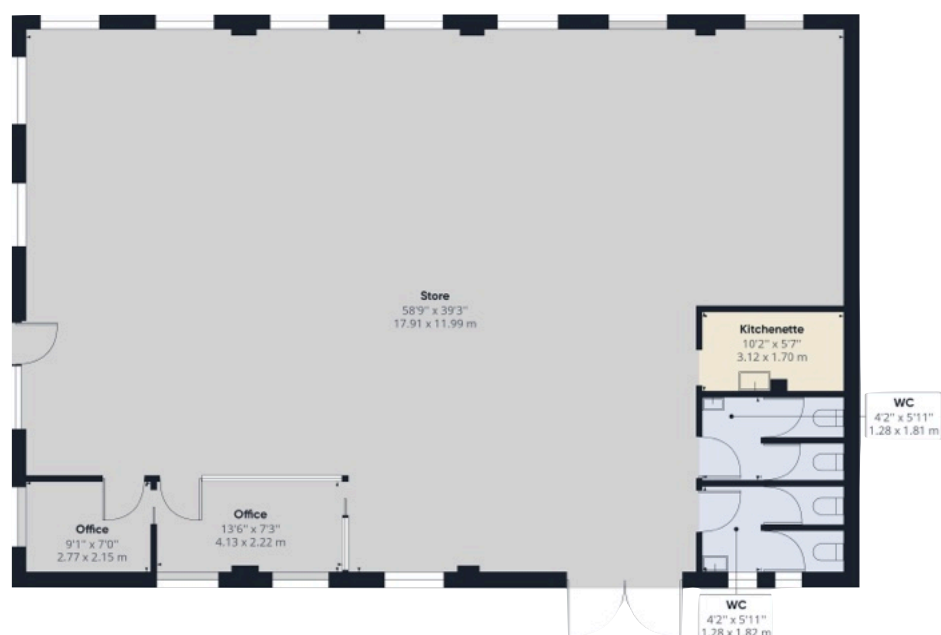
## 2. Unit 7 Station Road Industrial Estate, Hailsham

- Outside** There is parking to the sides of the unit. There is additional behind units 25 - 31 available subject to negotiation.
- TERMS** New 10 year lease on a normal full repairing and insuring basis with a rent review after 5 years. The Landlord will require a rent deposit to be held for the duration of the lease.
- RENT** £24,500 per annum exclusive of rates.
- RATES** Local Authority: Wealden SBR (23/24): 49.9p  
Rateable value : £18,250
- SERVICE CHARGE** There is a service charge for a contribution to external repairs, maintenance of common areas, overnight & weekend security, landscaping + drainage maintenance and is based on floor area. The charge for this unit is currently £2,440 pa.
- VAT** VAT is charged on the rent & service charge.
- SERVICES** The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.
- EPC** The Landlord has been advised that a new Energy performance certificate is required.
- VIEWING** Strictly by prior appointment with agents, **Lawson Commercial.**

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3. Unit 7 Station Road Industrial Estate, Hailsham

