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Light Airy Business Space To Let Ideal Warehouse/Manufacturing UNIT 69 STATION ROAD INDUSTRIAL ESTATE STATION ROAD, HAILSHAM BN27 2ET



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.

ACCOMMODATION

The Station Road Industrial Estate comprises a number of mixed industrial units with a wide variety of occupiers. This particular unit provides very light, airy space with no partitions and having windows on 3 sides.

Warehouse	Internal width	39'3"	(12.0m)
	Depth	44'	(13.4m)
		1,727 sq ft	(160.4 sq m)
	Eaves height	12'	(3.7m)

Roof with translucent panels providing good natural light.
Roller shutter door 8' ([w] x 10' [h] (2.4m x 3.0m)

Kitchenette	6'3" x 10'3" (1.9m x 3.1m)	64 sq ft (5.9 sq m)
	Sink unit, wall & base units + space for fridge.	



Cloakrooms

2 separate w.c.s each with basin.

Overall Area
1,791 sq ft (166.4 sq m)

Outside To the front of the unit is a

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2. Unit 69 Station Road Industrial Estate, Hailsham

loading area and parking. 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 £19,500 per annum exclusive of rates.

RATES Local Authority: Wealden SBR (23/24): 49.9p
Rateable value : £15,500

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 £2,000 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.

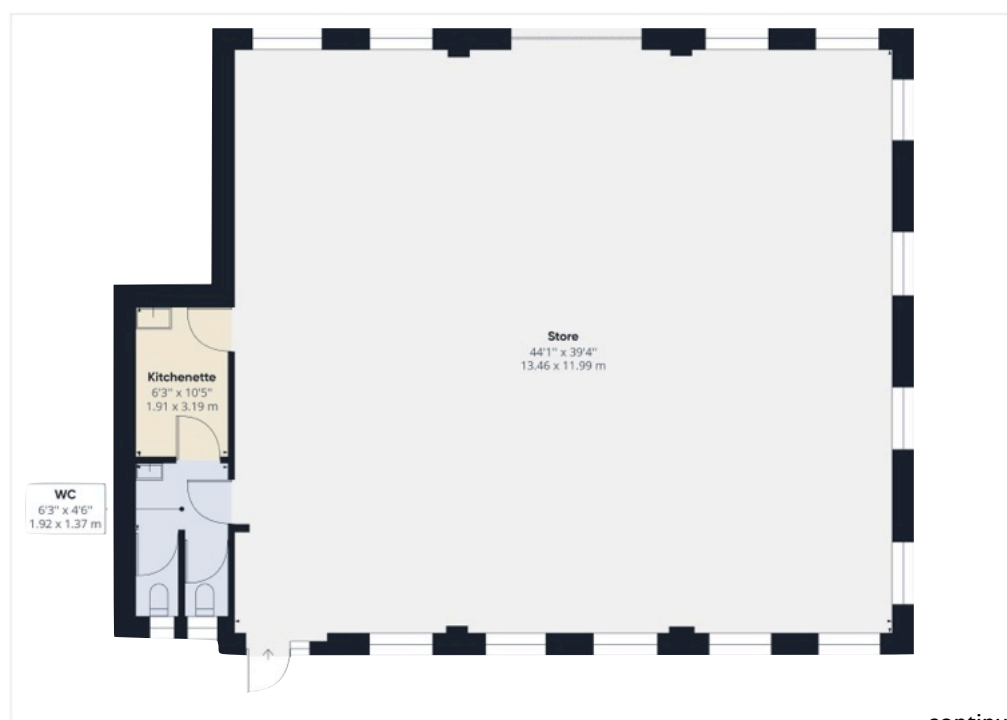
EPC Energy performance certificate ?.

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

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