

An aerial photograph showing a residential neighborhood on the left and an industrial area on the right. A central plot of land is outlined in red, indicating it is for sale. The plot is currently a cleared area with some debris and a few structures. The surrounding area includes houses, a road, and a large industrial building with a grey roof. A road with a roundabout is visible at the top of the image.

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A 27

Connect 27
Connecting Business

FOR SALE CONSENTED EMPLOYMENT SITE – 35,000 SQ FT ON 2 ACRES
Bluebell Way, Dittons Road, Polegate, East Sussex BN26 6FA

FOR SALE | OFFERS IN THE REGION OF £2,000,000

DESCRIPTION

Employment land of circa 2 acres with consent for almost 35,000 sq ft of industrial warehouse units, including 11,000 sq ft of mezzanine floors. First phase of the site complete and occupied.

LOCATION

Easy access at the junction of the A27, the principle East West link between Hastings and Brighton and the A22 the main link between Eastbourne and Hailsham with links to the national motorway network A27 / M27 Southern Corridor and to the North via the A23 / M23 to the M25.

ACCOMMODATION

	SQ FT	SQ M
Units 7-10 (Footprint)	5,022	466.6
Units 7-10 (Mezzanine)	2,325	216
Units 11-20 (Footprint)	11,010	1,022.9
Units 11-20 (Mezzanine)	5,563	516.8
Units 21-26 (Footprint)	7,515	698.2
Units 21-26 (Mezzanine)	3,410	316.8
TOTAL	34,846	3,237.3

PLANNING

Latest application (Ref: [WD/2021/2882/MFA](#)) approved by Wealden District Council on 06/04/2022.

DATA ROOM

Further information available on request.

OCCUPATIONAL INFO

Adjacent estate Connect 27 fully let in 2021 for £12.50 per sq ft for new build units, while Eastbourne achieving £11 per sq ft for refurbished units.

TENURE

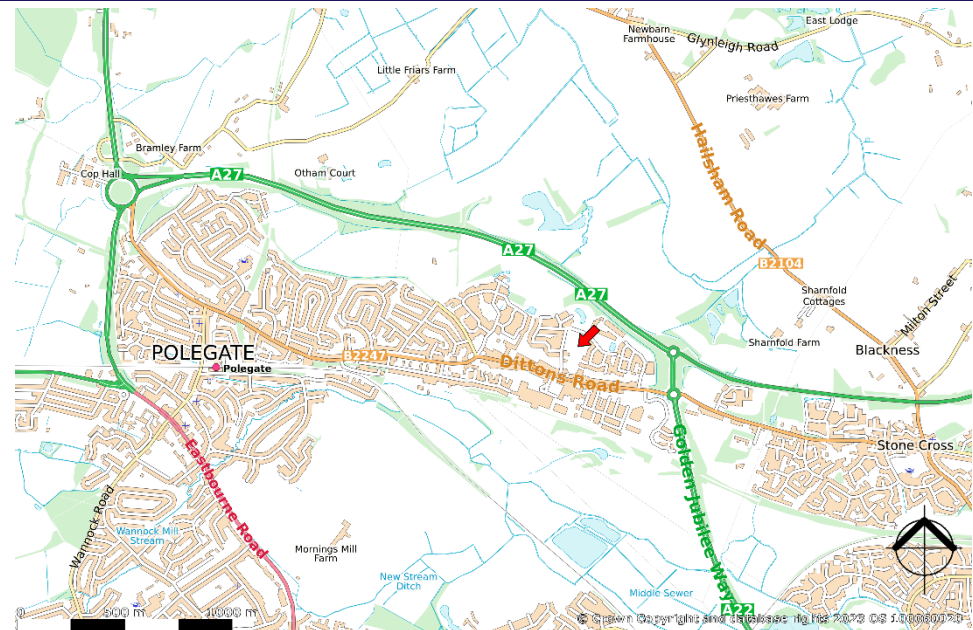
Split of Freehold ESX394011.

TERMS

Offers in the region of £2,000,000.

VAT

Chargeable on terms quoted.



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July 2023

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