


MAKING  
PROPERTY  
WORK

SHW

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Block C  
  
HOWDENS  
JOINERY CO.

Block B – Q2 24  


Block A Unit 1  
PHASE ELECTRICAL  
DISTRIBUTORS LIMITED

Block A Unit 2  
– Q3 24

TO LET

NEW INDUSTRIAL UNITS – FROM 2,500 SQ FT, UP TO 12,462 SQ FT COMBINED  
North Hastings Trade Park, Burgess Road, Hastings, East Sussex TN35 4FL



# RENT | £12 PER SQ FT

## DESCRIPTION

First phase (Platform Business Centre) is now built and fully let while the second phase (North Hastings Trade Park) is finishing construction of final block (Block B). Specification includes:

- Minimum eaves height of 5.5m
- B1 (Class E), B2 & B8 Use
- Insulated roller shutter door
- Scope for mezzanine floors

## LOCATION

Part of the Ivyhouse Lane industrial estate in Hastings, accessed at the end of Burgess Road, approximately 3 miles from the town centre with close proximity to both the A21 and A259. Hastings is a coastal town, 70 miles from London, within East Sussex and approx. 12 miles from Rye and 16 miles from Eastbourne.

## TERMS

New leases to be agreed at £12 per sq ft.

## VAT

Applicable on the terms.

## BUSINESS RATES

To be assessed. Most recent units assessed at £87.75 per m2.

## EPC

The completed units have EPC ratings of A.

## ACCOMMODATION

	SQ FT	SQ M
Block A, Unit 1	COMPLETE – PHASE ELECTRICAL	
Block A, Unit 2	2,500	232
Block B, Unit 1	EXCHANGED - SCREWFIX	
Block B, Unit 2	4,819	448
Block B, Unit 3	5,143	478
Block C	COMPLETE - HOWDENS	



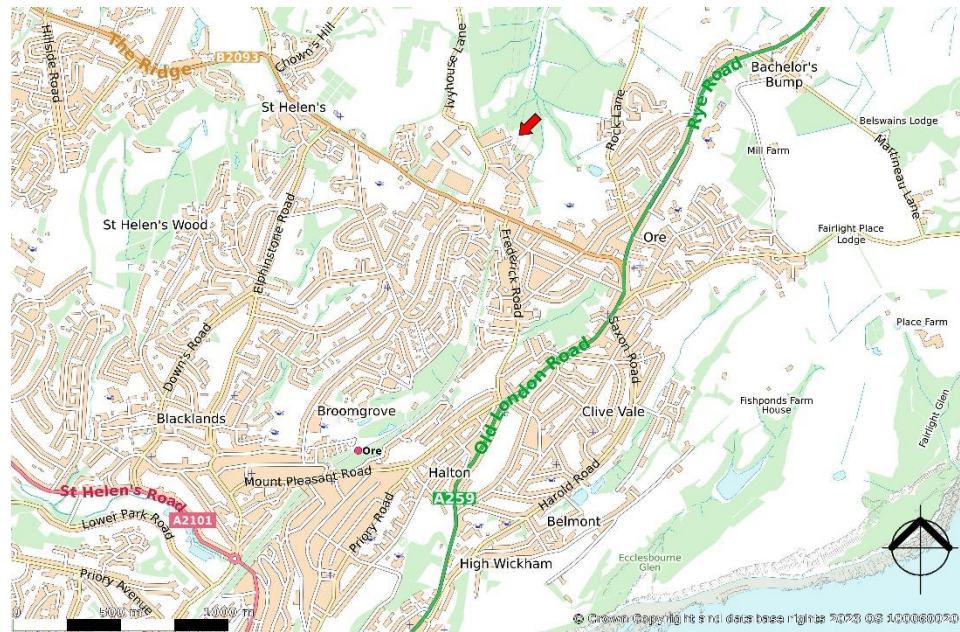
Block A – Phase Electrical



Block B Plot – including Screwfix



Block C - Howdens



## CONTACT – 01323 437900

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January 2024

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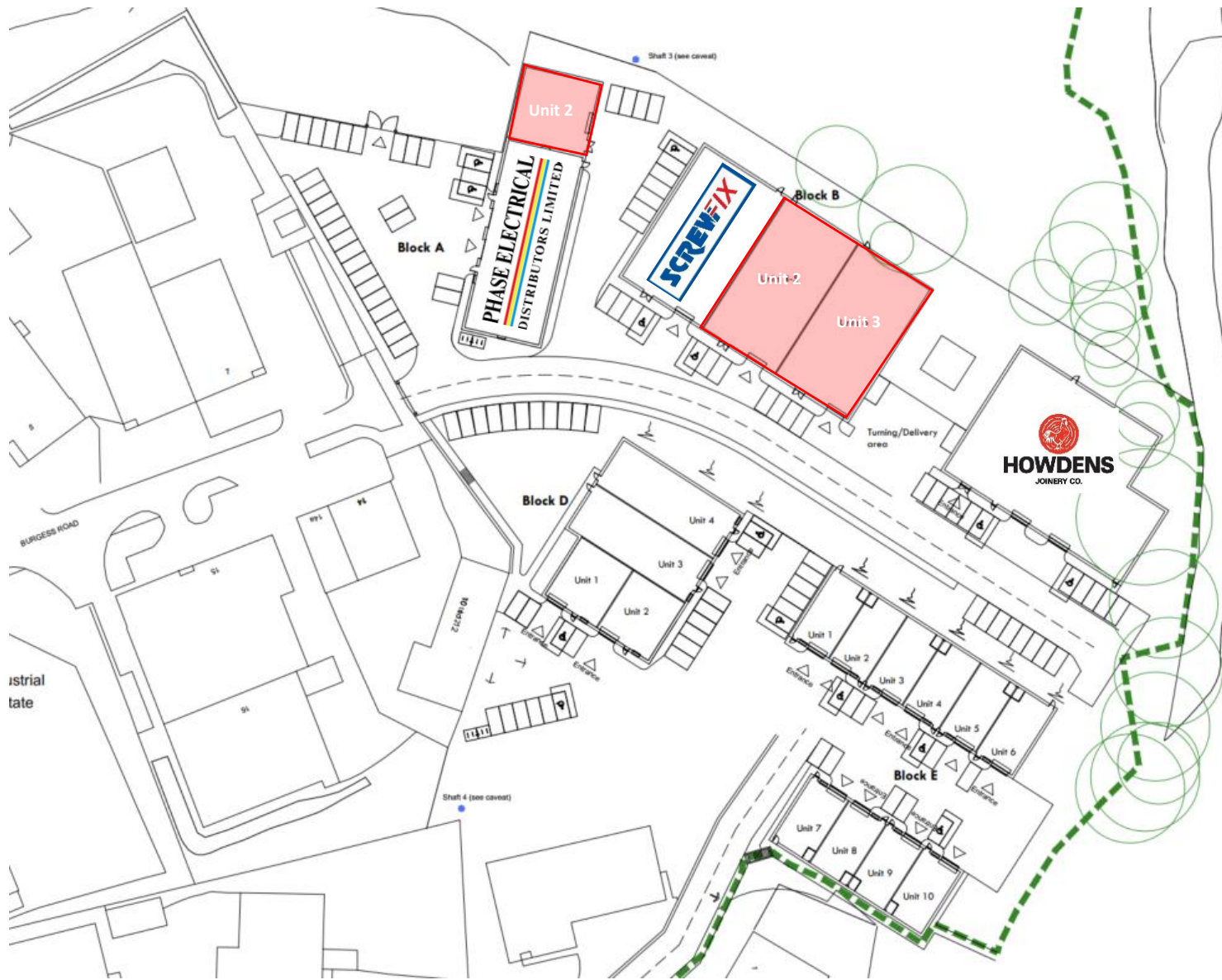
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