

SHW

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PROPERTY
WORK**

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TO LET

INDUSTRIAL WAREHOUSE / TRADE COUNTER – 7,495 SQ FT (696 SQ M)

Unit 12, Diplocks Way, Hailsham, East Sussex, BN27 3JF

DESCRIPTION

- End of terrace unit
- Excellent sized self contained yard for sole use
- Ample front loading & parking
- First floor accommodation
- Available from April 2024 – post refurbishment
- May let unit and yard separately

LOCATION

Hailsham is located on the A22, the main London to Eastbourne road, within 2 miles of the A22/A27 junction leading to Brighton and Hastings. The site is accessed directly off Diplocks Way, the main Industrial Estate in Hailsham.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Footprint	6,878	639
First Floor	617	57
TOTAL	7,495	696

RENT

£85,000 per annum exclusive, on a new lease

VAT

VAT will be chargeable on the terms quoted

ESTATE CHARGE

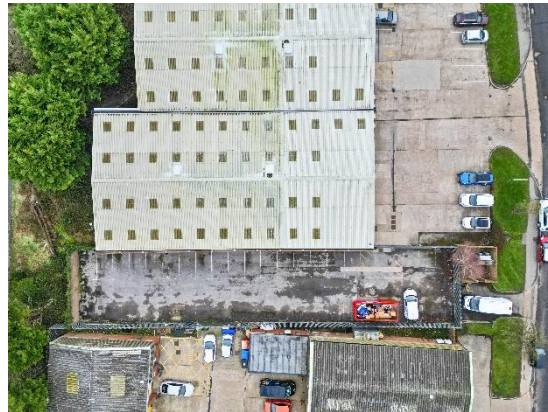
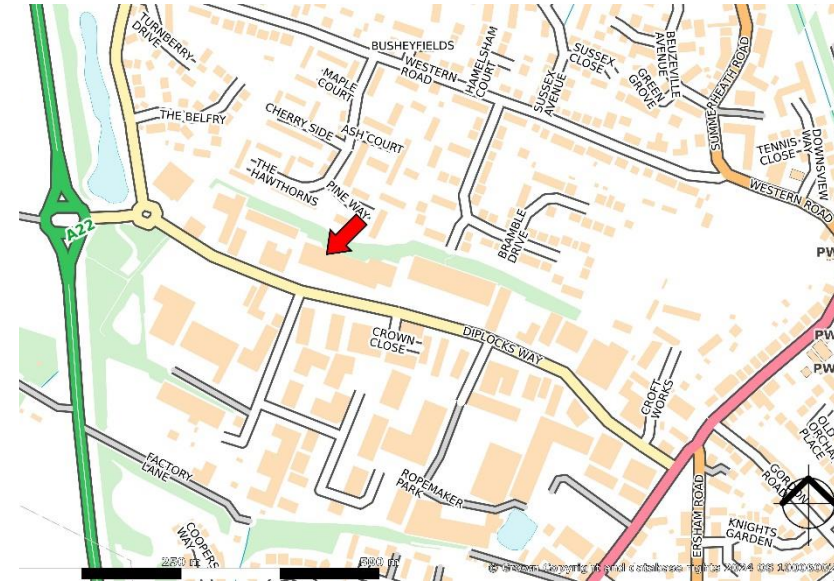
Contribution to wider terrace required.
Budget available upon request

RATES

The 2023 Rateable Value of the property is £56,000

EPC

The property has an EPC rating of C



VIEWINGS –

Max Perkins

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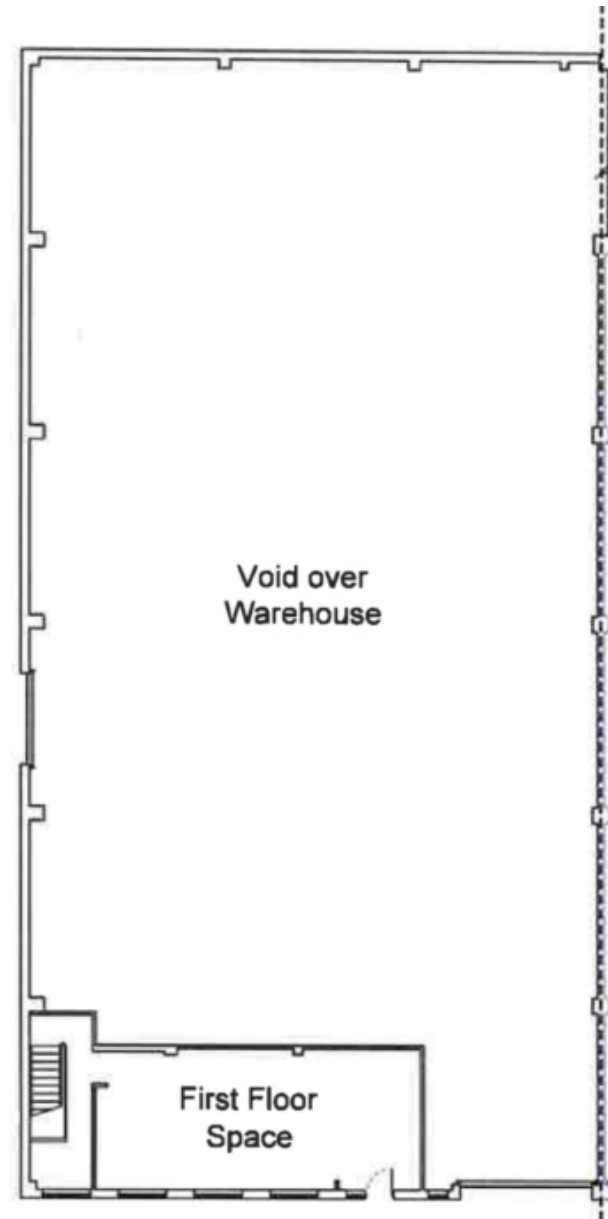
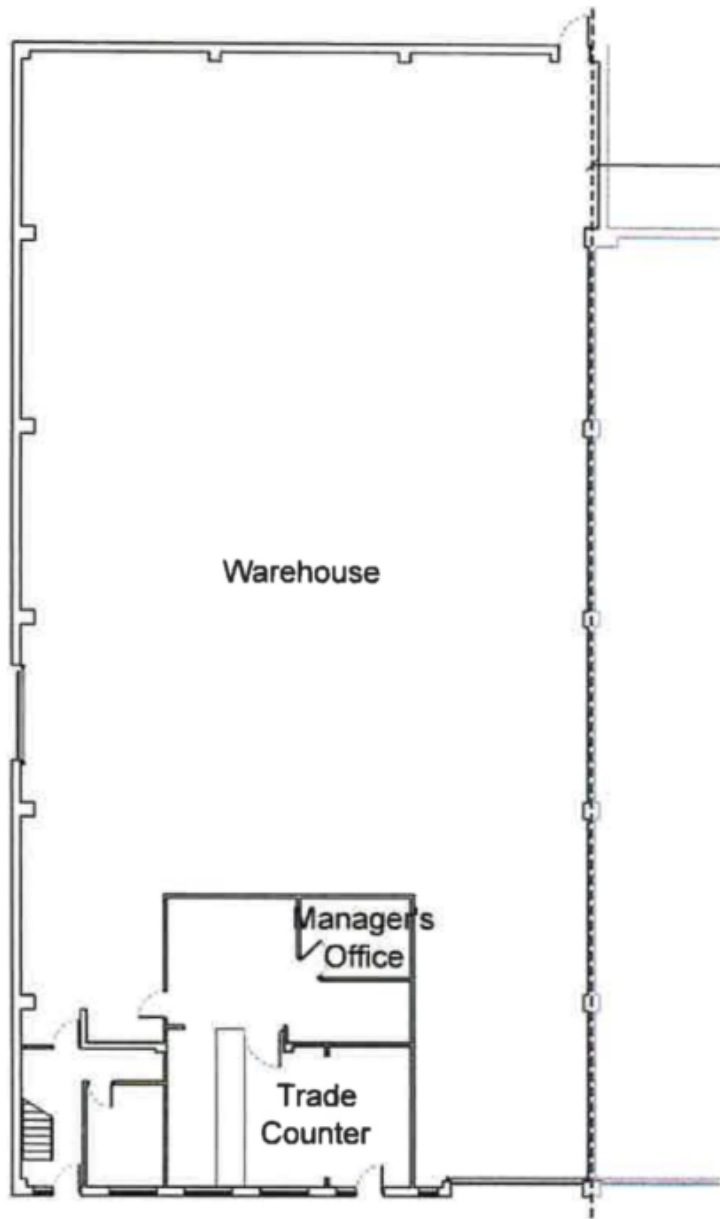


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