



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

Flexible Light Airy Business Space To Let
Ideal Offices/Storage/Workshop
UNIT 15 STATION ROAD INDUSTRIAL ESTATE
STATION ROAD, HAILSHAM BN27 2EW



LOCATION

Station Road Industrial Estate is situated 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.

Main area

44'6" x 41' (13.5m x 15.5m)
1,825 sq ft (169.5 sq m)

+
13' x 14'3" (4.0m x 4.3m)
185 sq ft (17.2 sq m)

Overall open area

2,010 sq ft (186.7 sq m)

Good light airy space.



Height to underside beam

10'3" (3.1m)

Height to apex

15'6" (4.7m)

Roller shutter door

5'9" [w] x 9'3" [h] (1.7m x 2.8m)

3-phase electricity.

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The Granary
Cornfords Yard
High Street
Uckfield
East Sussex TN22 1RJ

Fax
01825 76 11 44

Email
info@lawsoncommercial.co.uk

2. Unit 15 Station Road Industrial Estate, Hailsham

Store 6'3" x 6'3" (1.9m x 1.9m) **39 sq ft (3.6 sq m)**

Lobby 4'3" x 10' (1.3m x 3.0m) **43 sq ft (4.0 sq m)**
Leading to cloakrooms.

Overall Gross Internal Area 2,092 (194.3 sq m)

Outside To the front of the unit is a loading area and parking. There is additional behind units 25 - 31 available subject to negotiation.

TERMS New 5 or 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 £14,750 per annum exclusive of rates.

RATES Local Authority: Wealden SBR (23/24): 49.9p
Rateable value : £17,750

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 £? 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.**

242301



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Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

continued

3. Unit 15 Station Road Industrial Estate, Hailsham

