



Telephone
01825 76 44 88

Website
www.lawsoncommercial.co.uk

Small Industrial Unit To Let Ideal Small Business UNIT 43 STATION ROAD INDUSTRIAL ESTATE STATION ROAD, HAILSHAM BN27 2ER



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 is the corner unit of a U-shaped terrace of units and is arranged as open plan space + a loading area.

Main area

Internal width 33'3" (10.1m)
Depth 43'3" (13.1m)
1,438 sq ft (133.6 sq m)

Loading area

10'3" x 14'9" (3.1m x 4.5m)
151 sq ft (14.0 sq m)



Overall area

1,589 sq ft (147.6 sq m)
Apex height 15'3" (4.6m)
Eaves height 11'6" (3.5m)
Height to underside beam & in loading area 9'9" (3.0m)

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

■
Fax
01825 76 11 44

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Email
info@lawsoncommercial.co.uk

2. Unit 43 Station Road Industrial Estate, Hailsham

Concertina door from loading area 8'9" x 8'9" (2.7m x 2.7m)
Personal door to rear of the unit.

Translucent roof panels providing natural light, strip lighting,
solid concrete floor, windows to rear + 3-phase power.

Access to : 2 separate cloakrooms each with low level w.c. + handbasin
with water heater over, one having a urinal.

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 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 £11,000 per annum exclusive of rates.

RATES Local Authority: Wealden SBR (23/24): 49.9p
Rateable value : £12,000

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 £1,908.02 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 Band E (120).

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

240803



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3. Unit 43 Station Road Industrial Estate, Hailsham

