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## Unusually Tall Industrial Unit To Let Established Industrial Estate Unit 18 APEX BUSINESS PARK DIPLOCKS WAY, HAILSHAM BN27 3JU



### LOCATION

This thriving and successful industrial area of Diplocks Way is some 9.3 miles north of Eastbourne and 11 miles south of Uckfield. There is a direct link from Diplocks Way to the A22 London/Eastbourne road. Apex Business Park lies south of Diplocks Way and is a development of high quality buildings which are taller than average and offer great flexible business space.

### ACCOMMODATION

The premises comprise a mid-terrace unit of steel frame construction with profile steel cladding under a profile clad roof with translucent panels. In more detail the premises are arranged as follows:

#### Gross internal dimensions

66'6" x 38'9" (20.2m x 11.8m)	<b>2,577 sq ft (239.4 sq m)</b>
Eaves height	21'6" (6.5m)
Apex height	35'9" (10.9m)

Within this area are:

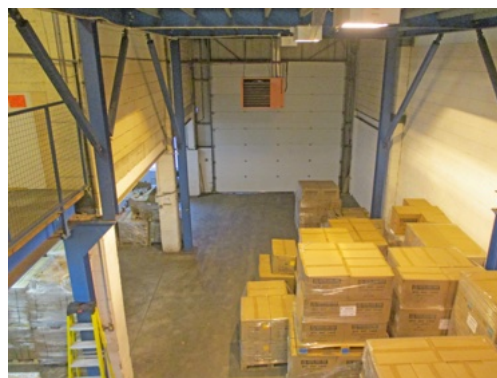
#### Warehouse

Slightly L-shaped

2,246 sq ft (208.7 sq m)

#### Cloakrooms

2 separate low level w.c.s + hand basins,  
one being apparently DDA compliant.



Electric roller shutter door  
15'6" [w] x 15'6" [h] (4.7m x 4.7m)  
Hi bay lighting + 3-phase power.

Steps up to:

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## 2. 18 Apex Park, Hailsham

### Mezzanine

L-shaped office

437 sq ft (40.6 sq m)

Large double glazed window, carpet +  
suspended ceiling with inset lights.

L-shaped store

945 sq ft (87.8 sq m)

Max height

24'6" (7.4m)

Min height.

10' (3.0m)



**Total usable mezzanine area 1,382 sq ft (128.4 sq m)**

**Total Overall Area 3,959 sq ft (367.8 sq m)**

### Outside

To the front of the units is a parking/loading area with space  
for 7 cars.

### TERMS

New 5 year lease on a normal full repairing and insuring basis.

### RENT

£30,000 per annum exclusive of rates.

### RATES

Local Authority: Wealden  
Rateable value : £27,500

SBR (23/24): 49.9p

### VAT

Under the Finance Act 1989 VAT may be chargeable on the  
rental. It is recommended that a prospective tenant should  
make their own enquiries to establish whether or not VAT is  
chargeable prior to entering into an agreement.

### SERVICES

The mention of any appliances and/or services in these details  
does not imply they are in full and efficient working order.

### EPC

Awaiting an energy performance certificate assessment.

### VIEWING

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

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continued

3.

### 18 Apex Park, Hailsham

