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www.lawsoncommercial.co.uk

Flexible Business Space To Let Ideal Manufacturing/Workshop UNIT 5 STATION ROAD INDUSTRIAL ESTATE STATION ROAD, HAILSHAM BN27 2EL



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. This particular unit is next to **Macro Pumps** and opposite **Metrail**.

ACCOMMODATION

The Station Road Industrial Estate comprises a number of mixed industrial units with a wide variety of occupiers. This unit comprises an open plan area with cloakroom & kitchenette.

Warehouse	Internal width	44'6"	(13.5m)
	Depth	44'3"	(13.4m)
		1,969 sq ft	(182.9 sq m)
	Eaves height	12'	(3.6m)
	Height to underside beams	10'	(3.0m)
	Apex height	15'6"	(4.7m)
	Electric roller shutter door	8'6" [w] x 9'3" [h] (2.6m x 2.8m)	
3 phase power points, air lines, gas blower, painted concrete floor, windows front & back with security grilles, fire exit to rear + translucent panels providing natural light.			



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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 5 Station Road Industrial Estate, Hailsham

Door to:

Kitchenette 9'9" x 12' (3.0m x 3.6m) **117 sq ft (10.9 sq m)**
having skylights + stainless steel sink unit, worktop,
cupboards, oven & electric heaters.

Cloakroom Accessed via short corridor and having low level w.c., hand
basin + utility sink & coat cupboard.

Overall usable area including kitchen 2,086 sq ft (193.8 sq m)

Outside To the front of the unit is a loading area and parking.
There is additional space 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 £16,750 per annum exclusive of rates.

RATES Local Authority: Wealden SBR (23/24): 49.9p
Rateable value : £17,250

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
£2,289.49 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 (102).

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

240803



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Accred. No. A6545



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3. Unit 5 Station Road Industrial Estate, Hailsham

