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Rarely Available - Close A22
Small Industrial Unit - Freehold For Sale
UNIT 7 NORTH CRESCENT
DIPLOCKS WAY, HAILSHAM BN27 3JF



LOCATION

North Crescent is a cul-de-sac of small industrial units at the western end of Diplocks Way, close to the junction with the A22 Eastbourne/London road. On entering North Crescent Unit 7 may be found at the far end by turning right and the Unit is on the left hand side. Other businesses in the immediate vicinity include Blueprint Leisure, Fox Flooring, BNS Refrigeration and JF Electrical Services.

ACCOMMODATION

The premises comprise a mid-terrace Unit of steel frame construction with metal profile cladding and translucent roof panels providing natural light. This particular unit has a ground floor store with offices and further storage on a mezzanine. In more detail the premises are arranged as follows:

Gross internal dimensions

27'6" x 40'9" (8.4m x 12.4m) **1,121 sq ft (104.1 sq m)**

Manual roller shutter door 9' [w] x 11'3" [h] (2.7m x 3.4m)

Personal door with lobby and security gate.

3-phase power with 100amp/phase.

Intercom door entry system.

There is almost full mezzanine coverage with only the area by the loading door being full height - Eaves height 14'6" (4.4m) - Max 15'9" (4.8m).
Height under mezzanine - 7'3" (2.24m).



Within the overall ground floor area are:

L-shaped store 871 sq ft (80.9 sq m)

Office 90 sq ft (8.4 sq m)

with carpet & strip lighting

Cloakroom

with low level w.c. + and hand basin.

Stairs to:

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2. 7 North Crescent, Hailsham

Mezzanine

Max height 9'3" (2.8m)

Min height 5'6" (1.7m)

L-shaped store

674 sq ft (62.6 sq m)

Gated loading gantry at front for loading.

Small office

198 sq ft (18.4 sq m)

Carpet, strip lighting + 2 radiators fed by gas-fired boiler on ground floor.



Overall Area

1,993 sq ft (185.1 sq m)

Outside 2/3 car spaces.

PRICE £199,000 for the freehold interest

RATES Local Authority: Wealden SBR (23/24): 49.9p
Rateable value : £15,750

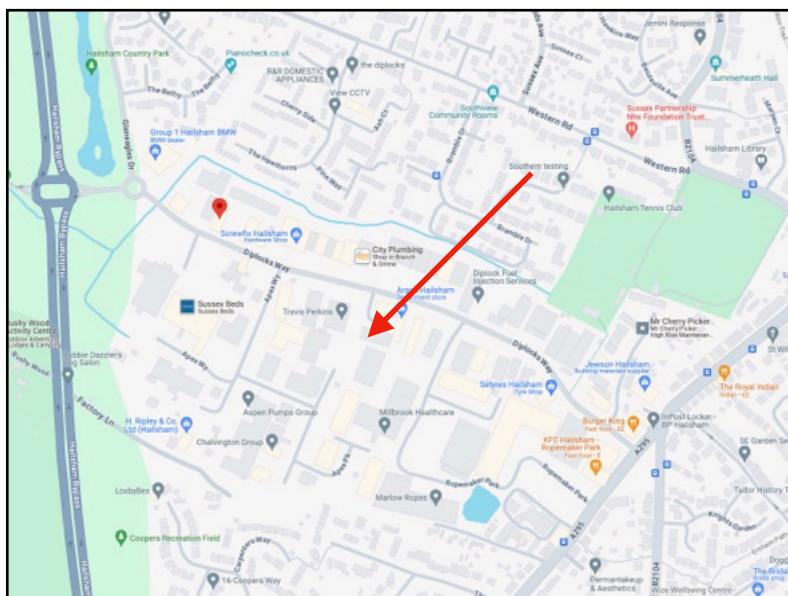
VAT Under the Finance Act 1989 VAT may be chargeable on the price. It is recommended that a prospective purchaser should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

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

EPC Energy performance certificate Band E (122).

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

240404



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