



**Unit 39 Station Road Industrial Estate**  
Hailsham, East Sussex BN27 2EY

**TO LET**

## OPEN PLAN INDUSTRIAL UNIT

Size 237.60 sq m (2,557 sq ft)

### Key Features:

- Located on an established industrial estate
- Open plan accommodation
- Additional yard space available
- Good parking provisions
- Loading doors
- Likely to benefit from full rates relief (STNC)
- Rent £20,495 per annum





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### Location

Station Road Industrial Estate, which is on the southern side of Station Road is a well established industrial site housing some top companies. The estate is approximately ½ mile south of Hailsham town centre with easy access to the A22. The estate is within 2 miles of the A22/A27 junction leading to Newhaven port and Brighton to the West, and Bexhill and Hastings (A259) to the east.

what3words: scary.surprised.tools

### Accommodation

The unit is an open plan industrial warehouse accommodation, benefitting from full height roller shutter door, 3 phase electricity, gas, yard space and WC facilities.

### EPC

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### Planning

We understand that the premises benefit from B1/B8 use within the Use Classes Order 1987 (as amended).

### Terms

The unit will be available by way of a new effective full repairing and insuring lease for a term to be agreed at a rental as quoted per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

### Business Rates

Rateable Value (2017): TBC

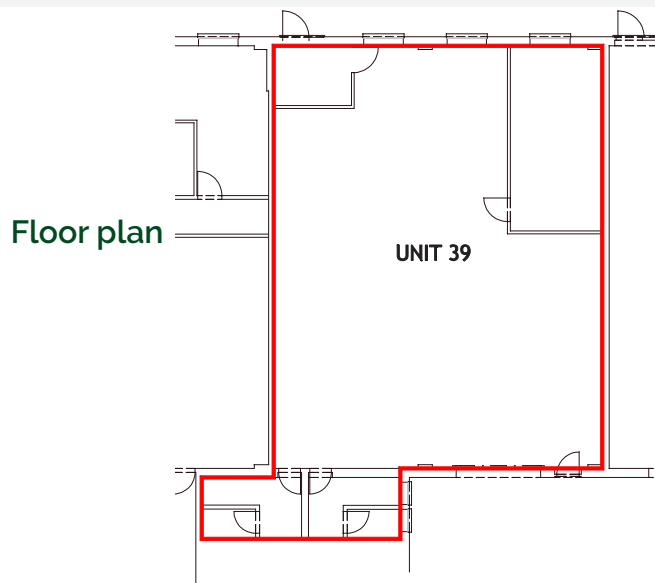
Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green ([d.green@flude.com](mailto:d.green@flude.com)).

### VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.

Each party to bear their own legal costs incurred.

Unit	Sq Ft	Sq M	Min eve height (m)	Loading door	Rent (PA)
39	2,557	237.60	3.04	2.68 high / 2.70 wide	£20,495





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## Site & location plan



Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

## Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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