



Garage & Workshops, Cowbeech, Hailsham, BN27 4JE

Substantial former Motor Trade & Workshop Unit with large Yard
in Cowbeech (Nr Hailsham)

- Modern Workshop Units
- Fully Gated Unit
- Prominent Village Location
- Large Yard & parking Area
- New key point...
- May split

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Summary

Available Size	9,232 sq ft
Rent	£78,000 per annum
Rateable Value	£44,000
Legal Fees	Each party to bear their own costs
EPC Rating	E (101)

Description

The Property comprises a small fully gated development comprising 3 separate Light Industrial Units. The main front unit comprises a reception and office area with 2 separate workshop areas behind. This is constructed with a steel frame with brick infills and has the benefit of a roller shutter door to the front and rear areas. There are 2 further units to the rear comprising a modern unit with steel frame and cladding and 3 roller shutter doors and an older timber structure. To the front of the unit is a large yard and parking area with additional storage space to the rear.

Location

The property is located in the village of Cowbeech (nr Hailsham) on the outskirts of the village and provides easy access to the local Market Town of Hailsham and thereafter access to the A22 London Rd and A27 via Polegate.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Front Offices & Workshop	6,370	591.79	Available
Unit - Rear (Modern) Workshop	2,037	189.24	Available
Unit - Rear (Old) Unit	770	71.54	Available
Outdoor - Front Yard	4,500	418.06	Available
Total	13,677	1,270.63	

Viewings

Viewing strictly by appointment with the owners agents Bree Prenton 01323-302333 or info@breeprenton.co.uk or our joint Agents Oldfield Smith 01825 762222 or 0845 431 0314 or enquiries@oldfield-smith.co.uk



Viewing & Further Information

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