



Unit 23, North Ridge Park, Hastings, TN35 4PP

A modern end of terraced workshop/warehouse

- 6m eaves height
- Roller Shutter loading door
- B1/E Use
- To Let at £24,000pa
- Mezzanine office
- Off road Parking spaces

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Summary

Available Size	2,245 to 2,645 sq ft
Rent	£24,000 per annum
Rateable Value	£15,000
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Location

The unit is situated within the established Ivyhouse Lane Industrial Estate just off the B2093 Ridge Road to the North edge of Hastings. Northridge Industrial Estate is a newly built estate on the Eastern side of this commercial area. Nearby occupiers include Sally, Hastings MoTs and YESS Electrical.

Accommodation

The accommodation comprises of the following

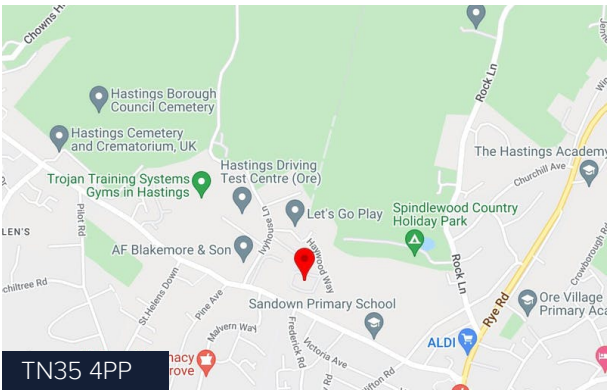
Name	Sq ft	Sq m
Ground - Workshop	2,245	208.57
Mezzanine - Office	400	37.16
Total	2,645	245.73

Terms

The unit is available To Let via a new lease by negotiation at a rent of £24,000 p.a.

VAT is payable.

Ingoing tenant to contribute towards landlords reasonable legal costs.



Viewing & Further Information



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