



Hammins, Diplocks Way, Hailsham, BN27 3JF

Detached Light Industrial Warehouse/Trade Counter with rear yard & large parking area to front on Diplocks Estate Hailsham

- Versatile Space
- Security Grills
- Large Rear yard
- Front Car Park

Summary

Available Size	4,151 sq ft
Rent	£39,950 per annum
Rateable Value	£33,250
VAT	Under The Finance Act 1989 VAT may be charged on rent and purchase prices. It is recommended that prospective Tenants/purchasers make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.
Legal Fees	Each party is to be responsible for their own legal costs
EPC Rating	D (76)

Description

Light Industrial/Trade Counter Unit built with a steel frame construction with brick/block and profiled steel elevations.

Constructed over 2 floors and comprising light industrial and office/workshop area with Large Warehouse storage to the rear separate office plus facilities at Ground Floor with further offices and open storage at First Floor and with the benefit of a yard/parking

Location

The property is located on the well-established Diplocks Industrial Estate, adjacent to the main Retail Park in Hailsham with immediate access to the A22 London to Eastbourne road junction. Hailsham is approximately 3.5 miles north of Polegate with its access to the A/M27 coastal road, providing further access at Brighton to the M23 motorway access. The nearest railway stations are in Lewes and Polegate, both providing access across and along the South Coast and with connections north towards London termini.

Accommodation

The accommodation comprises the following areas:

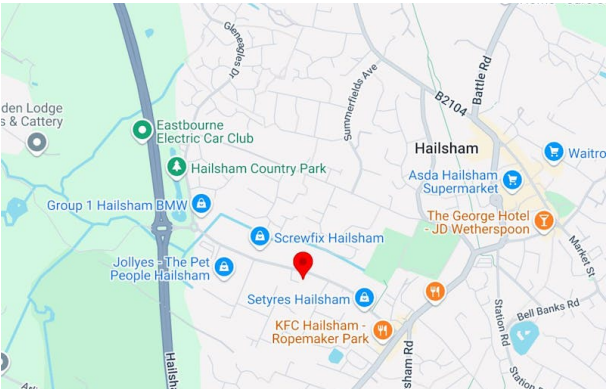
Name	sq ft	sq m	Availability
Ground - Showroom & Warehouse	2,781	258.36	Available
1st - Offices & Storage	1,370	127.28	Available
Outdoor - Rear Yard	2,000	185.81	Available
Total	6,151	571.45	

Viewings

Viewing strictly by appointment with the owners agents Bree Prenton 01323-302333 or info@breeprenton.co.uk

Services

No electrical gas or other equipment, appliances or installations have been tested.



Viewing & Further Information

Jack Bree MRICS
01323 302333
jack@breeprenton.co.uk

Anton Bree FRICS
01323 302333
anton@breeprenton.co.uk

Please note: Bree Prenton prepare Sale and Letting Particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor the company will, however, be under any liability to any purchaser or tenant in respect of them. (If a property is unoccupied, the company may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold).