



Unit 4 Diplocks Way

Hailsham, BN27 3JF

Rare freehold industrial investment

7,093 sq ft
(658.96 sq m)

- Rare freehold industrial investment
- Reversionary rent
- Stable income

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Summary

Available Size	7,093 sq ft
Price	Offers in the region of £650,000
Rates Payable	£46,897.50 per annum The Rateable Value is combined with Unit 3. Interested parties are advised to contact Wealden District Council Tel: 01323 443322 or www.wealden.gov.uk to verify this information
Rateable Value	£84,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (89)

Description

The property comprises a purpose built mid terraced industrial/warehouse unit with front yard/car park. The ground floor is open plan with a minimum eaves height of 6.23m and a full height roller shutter. A structural front first floor section provides staff room/canteen accommodation and a more recent mezzanine addition provides storage space and an office. Cloakrooms are fitted to both ground and first floors. The same tenant occupies Unit 3 and is therefore interconnected; should they vacate either, it is the tenants responsibility to self-contain.

Location

The subject property is centrally located on the Diplocks Way Industrial Estate to the western side of Hailsham. The Estate is the primary industrial/warehouse/commercial area within the town and lies to the south west of the Hailsham retail town centre. Diplocks Way runs north west to the A22 Hailsham bypass (1km) and south east to the A295.

Hailsham is a market town located within East Sussex. It lies east of the A22 which runs south to Polegate and the A27 (5kms distant) with the largest town in the area, Eastbourne, located a further 11.5kms to the south. The A22 also runs north west to East Grinstead.

On street parking is available on Diplocks Way; bus routes also serve the Estate. Rail connections are available at Polegate with services towards Eastbourne/Hastings to the south/east, Lewes/Brighton to the west and north towards London (Victoria).

Lease

There is a full, repairing and insuring lease with Unibloc Hygienic Technologies UK Ltd in place. The 12 year lease is due to expire on 17 October 2035, contracted within the security of tenure provisions of the Landlord & Tenant Act 1954, with 4 yearly market rent reviews and a tenant only break clause upon the anniversary of the 6th year of the term (18 October 2029), subject to 12 months prior written notice. The passing rent is £50,000 per annum, which reflects a low passing rent of circa £8.00 per sq ft, applied to the ground and original first floor (6,263 sq ft). The permitted use is for light industry, warehouse and ancillary offices within Class E and B8 of the Use Class Order 2020.

A copy of the existing lease available upon request.

Tenure

Freehold for sale, subject to existing tenancy. A copy of the title deeds available upon



Viewing & Further Information



David Bessant

01293 401040 | 07767 422530
bessant@gravesjenkins.com



Stephen Oliver

01293 401040 | 07786 577323
oliver@graves-jenkins.com

request.

Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Accommodation

The approximate gross internal floor areas are as follows:

Floor/Unit	Description	sq ft	sq m
Ground	Warehouse	5,665	526.30
1st	Staff Room	598	55.56
Mezzanine	Office/Storage	830	77.11
Total		7,093	658.97

Anti Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.



