



Unit 10 North Crescent, Hailsham, BN27 3JF

Light Industrial Workshop Unit with Offices and Mezzanine Storage To Let

- Good Eaves Height
- Parking/Sales Area
- Mezzanine Storage Area
- 12 ft Roller Shutter Door
- Private Office/Reception Access

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Summary

Available Size	1,900 sq ft
Rent	£14,000 per annum
Rateable Value	£12,000 We are advised by Wealden District Council that the Rateable Value is £12,000, subject to transitional relief or charges that may be applicable..Premises may be eligible for Small Business Rates Relief, please enquire of local Rates Office
Car Parking	Parking and access to front of unit
Legal Fees	Each party to bear their own costs
Estate Charge	Tenants contribute to an Estate Charge - Estate Managed by Tenants Association
EPC Rating	E (112)

Description

A self contained Light Industrial unit with brick and part clad elevations under a pitched profiled clad roof comprising a main workshop area with 3 modern offices and ample mezzanine storage with parking to the front. The property benefits from a full height roller shutter door and a personal door to the main reception office.

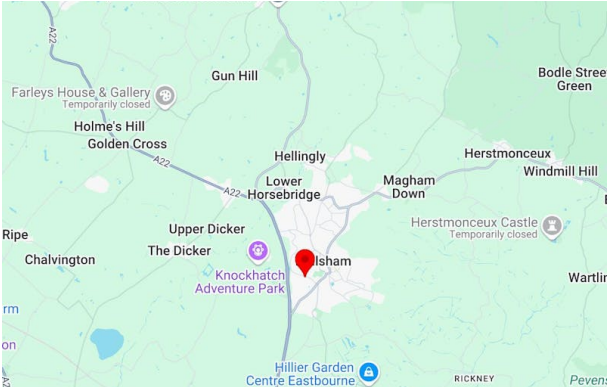
Location

The Unit is situated on a small private Estate (managed by Tenants Association) with direct access to Diplocks Way Hailsham being the main Industrial Estate of the Town. The Estate adjoins the A22 Eastbourne to London Road and provides easy access to the A/M27 Coastal route at Polegate approximately 3 miles distant. The nearest main line railway station is at Polegate with regular services to London Victoria.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop	618	57.41	Available
Ground - Reception	261	24.25	Available
Ground - Office 1	143	13.29	Available
Ground - Office 2	87	8.08	Available
Mezzanine - Mezzanine Storage	790	73.39	Available
Total	1,899	176.42	



Viewing & Further Information

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