



17 Burgess Road, Hastings, TN35 4NR

This detached Industrial unit is available as a whole or in part

- Ivyhouse Lane Industrial Estate
- Or from £45,000pa in part
- Internal offices
- To Let at £100,000pa as a whole
- Good sized loading/parking area
- Call for an appointment to view

Summary

Available Size	5,100 to 13,400 sq ft
Rent	£45,000 - £100,000 per annum
Rateable Value	£83,000
EPC Rating	D (79)

Description

The property is a detached factory/warehouse unit which is available either as a whole or in two parts. The front unit offers internal offices and a main commercial space with side loading. The rear Unit offers a side loading door and separate WC facilities.

Location

The property is situated on the corner of Burgess Road on the Ivyhouse Lane Industrial Estate. Located just off The Ridge on the northern outskirts of Hastings.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Front Unit	8,300	771.10
Ground - Rear Unit	5,100	473.81
Total	13,400	1,244.91

Terms

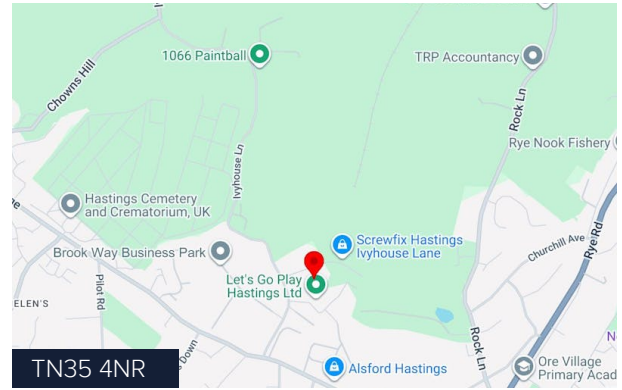
The property is available as a whole via a new lease by negotiation at £100,000pa or in part as follows.

Front Unit - £67,500pa

Rear Unit - £45,000pa.

Ingoing tenant to contribute towards Landlords reasonable legal costs.

VAT may be payable.



Viewing & Further Information



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