



Factory 4, 14-16 Ivyhouse Lane, Hastings, TN35 4NN

A workshop/office on a detached corner site off Ivyhouse Lane

- Flexible accommodation
- or To Let at £70,000pa
- Property could be divided to provide a smaller unit
- For Sale at £915,000 Freehold
- Good loading/Parking on site
- Call for an appointment to view

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Summary

Available Size	3,303 to 9,073 sq ft
Rent	£70,000 per annum
Price	£915,000
Business Rates	To be confirmed
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

This workshop/ office offers two separate buildings on this detached corner plot on the Ivyhouse Industrial Estate. The buildings provide flexible accommodation with workshops/offices as well as a first floor canteen. The site has access from both Ivyhouse Lane and Haywood Way.

Location

The unit is situated within the established Ivyhouse Lane Industrial Estate just off the B2093 Ridge Road to the northern edge of Hastings. On the corner of Ivyhouse Lane and Haywood Way in this well-established estate in the middle of this commercial area.

Accommodation

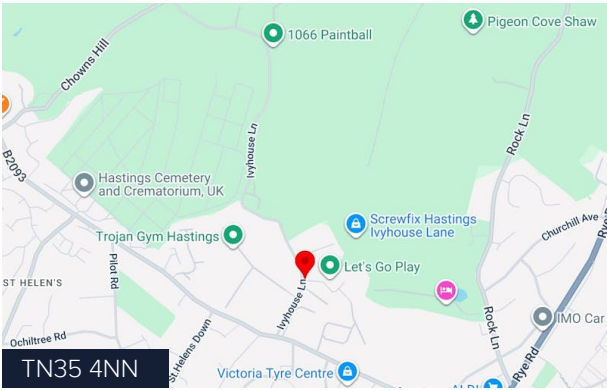
The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Offices	722	67.08
Ground - Workshops/Stores	4,879	453.27
1st - Offices	612	56.86
Ground - Workshop	2,860	265.70
1st - Canteen	443	41.16
Total	9,516	884.07

Terms

The property is available either For Sale at £915,000 Freehold or To Let via a new lease by negotiation at a rent of £70,000pa.

VAT is payable



Viewing & Further Information



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