



Unit 6E

Northfield Business Park, Hailsham, BN27 4BZ

Versatile Workshop and Office Unit with Parking

765 sq ft
(71.07 sq m)

- Two-storey end-of-terrace commercial unit
- 2–3 allocated parking spaces
- Separate kitchen and WC facilities
- Workshop/storage space on the ground floor
- New Lease available at low rent of £747pcm

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Summary

Available Size	765 sq ft
Rent	£747 per month Inclusive of service charge
Rateable Value	£3,500 Current rateable value (1 April 2026 to present)
Service Charge	Upon Enquiry
Car Parking	2/3 parking spaces to be demised.
VAT	Upon Enquiry
EPC Rating	Upon enquiry

Description

A versatile two-storey commercial property occupying a prominent position fronting the A22 link road between Lewes and Hailsham.

The property comprises an end-of-terrace workshop and office unit, providing well-arranged accommodation extending to approximately 765 sq ft (71.1 sq m) over two floors.

The ground floor offers practical workshop and storage space, while the first floor provides well-presented office accommodation finished to a high standard. The offices benefit from a separate kitchen and WC facilities, creating a comfortable and functional working environment.

Externally, the property benefits from 2–3 allocated parking spaces.

Offering a combination of workshop, storage and office accommodation, the property may suit a variety of business requirements, subject to any necessary planning consents and confirmation of permitted use.

Available by way of a new lease for a term to be agreed and a low rent of £747pcm.

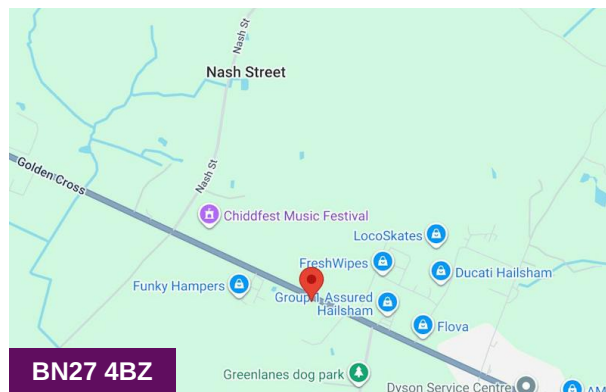
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
1st Floor	435	40.41
Ground	330	30.66
Total	765	71.07

Location

Northfield Business Park is a commercial and industrial estate situated directly on the A22 London to Eastbourne road in Lower Dicker, just north of the Bowship roundabout and close to Hailsham in East Sussex.



Viewing & Further Information



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