



## Units 1&2, Haywood Way, Hastings, TN35 4PL

End of Terrace Industrial Unit with secure loading/parking

- Ivyhouse Lane Industrial Estate
- Current Rent £38,300 per annum
- Lease for assignment
- Offices to Front
- Secure parking/loading area to side and rear
- Roller Shutter Doors to Rear

Summary

Available Size	4,036 sq ft
Rent	£38,300 per annum
Rateable Value	£32,000
EPC Rating	B (33)

Description

This end terrace ground floor workshop/warehouse unit comprises good sized offices with WC's off and main warehouse with roller shutter doors to the rear. There is a fenced area to the front and side providing loading/parking and rear access.

Location

The unit is situated within the established Ivyhouse Lane Industrial Estate just off the B2093 Ridge Road to the North edge of Hastings. North Hastings Trade Park is a newly built estate which lies just beyond the unit.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Workshop and Offices	4,036	374.96
Total		4,036	374.96

Viewings

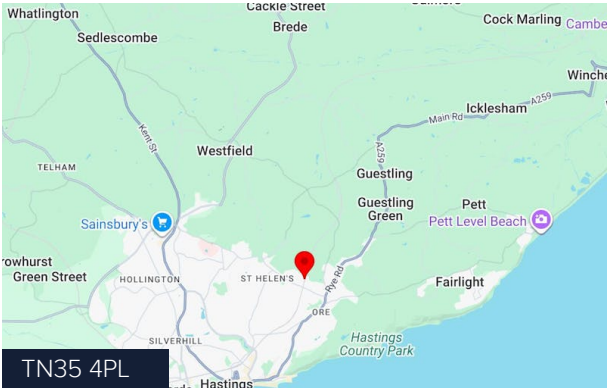
Viewings strictly by appointment via the Sole Agents.

Terms


The unit is available via an assignment of the existing lease with a current rent of £38,300 p.a.

The lease is 20 years from 17th January 2014 with 5 yearly rent reviews and an option to break 17th January 2029 on 6 months notice.

VAT may be payable.  
Ingoing tenant to contribute towards Landlords legal costs.



Viewing & Further Information



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