

Unit H3, Chaucer Business Park  
Dittons Road  
**Polegate, East Sussex**  
BN26 6JF



Last Remaining  
Industrial Unit

**TO LET**

2,065 sq ft (191.87 sq m)



## Description:

- Modern warehouse built in 2017
- Full height suitable for racking
- WC/shower room
- Translucent roof panels with good natural light
- Established commercial location
- Min eaves 5.7m extending to max eaves 9m

## Key Features:

- Up and over loading bay door with 4m height
- Double glazed aluminium windows
- 3 phase power supply
- Solar power panels
- Rear pedestrian access
- Allocated parking for 3 vehicles to front
- Overflow car park nearby
- Permitted Use within Use Class B1 & B8
- **Last remaining unit on sought after business park**

## Schedule of Areas:

Description	ft <sup>2</sup>	m <sup>2</sup>
Single floor warehouse	2,065	191.87



# Location



- The subject property is situated within Chaucer Business Park off Dittons Road adjacent to the A27 Polegate bypass.
- Polegate town centre is located approximately 2 miles north of Eastbourne and benefits from its own shopping facilities and mainline railway station.



## Terms

The unit is held on an existing lease until 27th April 2032 at a **current passing rent of £18,216 per annum exclusive**, with no break clauses and rent reviews on 28th April 2022 and 28th April 2027.

**The unit is available by way of an assignment of the existing lease until April 3032 or a sublease at a term to be agreed.**

## Business Rates

The site is currently assessed as a whole and has a rateable value of **RV: £12,750 (2017)**.

We understand the most recent rates payable were **£6,120 per annum**.

However, for properties with a rateable value of £12,001 to £15,000, and if eligible for **small business rates relief**, relief will go down gradually from 100% to 0%.

## EPC rating

Energy Performance Rating: B-31

Certificate Reference No: 0092-0651-8530-1100-1303

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Services

Vail Williams LLP has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.



## Viewing

Strictly by appointment through the sole agents below.

## Contacts

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### Subject to Contract

Date: April 2019

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