

# TO LET

3 PHASE ELECTRICITY  
2,561 Sq Ft

- 18ft Minimum Eaves
- 3 Phase Electricity
- 24 Hour Security
- Roller Shutter Door
- 2 x WCs
- Separate Personnel Door

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey  
HOLDINGS

## UNIT 6, STATION ROAD INDUSTRIAL ESTATE, HAILSHAM, EAST SUSSEX, BN27 2EY

The Premises comprise a self contained steel frame unit with part brick and cladding elevations under a clad pitched roof. The Unit has 5m eaves height, with 3 Phase Electricity, Full Height Roller Shutter Door and Personnel Door, Dedicated Office on 1st Floor, LED Lighting and Male and Female WCs.

The Unit is located on the well established Station Road Industrial Estate which is on the southern side of Station Road. The Estate is approximately ½ mile south of Hailsham town centre with easy access to the A22 (the main London to Eastbourne Road). The Estate is within 2 miles of the A22/A27 Junction leading to Newhaven Port, with Brighton to the West and Bexhill and Hastings (A259) to the East.

### Business Rates

According to the Valuation Office website the premises are described as:

Factory and Premises

Rateable Value: TBC

### Location

Unit 6, Station Road Industrial Estate, Hailsham, East Sussex, BN272EY

### Legal Costs

Each Party will bear their own legal costs.

### Accommodation[

~][Property Accommodation Text]A self contained steel frame unit with part brick and cladding elevations under a clad pitched roof. Dedicated Office on 1st Floor, and Male and Female WCs.

## Additional Information

### Rent

£24,330 Per Annum

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