



TO LET

10,444 Sq Ft

- 18 ft Min Eaves
- On Site Parking
- Male and Female WCs
- 3 Phase Electricity
- Kitchen
- CCTV on Estate

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 6 & 8, STATION ROAD INDUSTRIAL ESTATE, HAILSHAM, EAST SUSSEX, BN27 2EY

Light Industrial Warehouse Units with Showroom & Offices - 10,444 sq ft (970.3 sq m)

Available from April 2026, the Premises comprise 2 x self contained steel frame Units with part brick and cladding elevations under a clad pitched roof. The Units have 5m minimum eaves height, with 3 Phase Electricity, Full Height Roller Shutter Door to front and rear, Personnel Doors, Dedicated Offices, Showroom on 1st Floor, LED Lighting, Gas supply, Kitchen and Male and Female WCs.

Business Rates

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

Workshop and premises

Current Rateable Value £114,000

Location

The Units are 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.

Legal Costs

Each party will bear their own legal costs.

Accommodation

Unit 8 comprises Ground Floor & Stores (6,651 sq ft / 617.90 sqm), Ground Floor Office/Showroom (560 sq ft / 52.03 sqm), Ground Floor Office (90 sq ft / 8.36 sqm), 1st Floor Office 1 (768 sq ft / 71.35 sqm), 1st Floor Office 2 (124 sq ft / 11.52 sqm), and Kitchen (55 sq ft / 5.11 sqm), giving a total of 8,248 sq ft / 766.3 sqm. Area - Unit 6 comprises Ground Floor (2,196 sq ft / 204.02 sqm) and First Floor Office (365 sq ft / 33.91 sqm), giving a total of 2,196 sq ft / 204.02 sqm. The overall total is 10,444 sq ft / 970.3 sqm.

Additional Information

Rent
£93,996 Per Annum

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