

TO LET

8,248 Sq Ft

- On Site Parking
- Roller Shutter Door
- Separate Personnel Door
- 3 Phase Electricity
- Fluorescent Lighting
- 18ft Minimum Eaves

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

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

Available April 2026, the Premises comprise a self contained steel frame unit with part brick and cladding elevations under a clad pitched roof. The Unit has 18'0" minimum eaves height, with 3 Phase Electricity, Roller Shutter to the rear, Personnel Door, Fluorescent Lighting, Dedicated Offices, Kitchen, Male and Female WCs.

Ground Floor & Stores 6,651 sq. ft
Ground Floor Office/Showroom 560 sq. ft
Ground Floor Office 90 sq. ft
1st Floor Office 1768 sq. ft
1st Floor Office 2124 sq. ft
Kitchen 55 sq. ft

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: To be reassessed

Location

~][Property Location][~Unit 8, Station Road Industrial Estate, Hailsham, East Sussex, BN27 2EY

Legal Costs

Each party will bear their own legal costs.

Additional Information

Rent

£74,232 Per Annum

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