

Unit G3, Chaucer Business Park Polegate, East Sussex, BN26 6JF

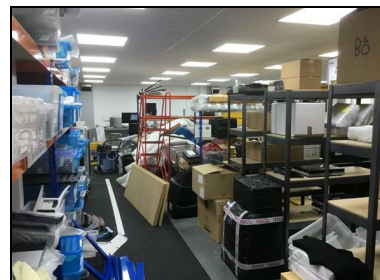
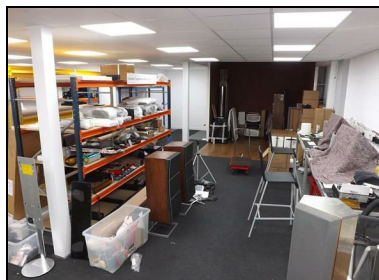
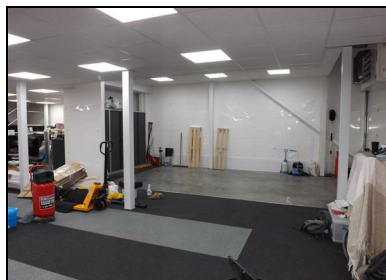
£365,000



Industrial/B1 Office Unit

The property is to be found on the north of Eastbourne in the suburb of Polegate, with good connections to the London to Eastbourne road (A22) and the fast coastal road (A27) which starts in Polegate heading westwards towards Hampshire passing the towns of Brighton, Worthing and Chichester. In addition the A259 also runs close by, being a slower coastal road passing from Kent via the towns of Hastings, Bexhill and through Eastbourne westwards towards Brighton and beyond.

Chaucer Business Park is a redevelopment of the former EDF power station and is formed of several modern units providing offices and industrial space with its construction having started in 2006. The old industrial estate still remains adjacent the Business Park.



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The property comprises a relatively new industrial/B1 office unit which has the benefit of an installed virtually fully covering mezzanine floor and a further storage mezzanine floor above. At ground floor there is both a personal and a 15 ft roller shutter door and access to the first floor is via a metal staircase in the open warehouse area or a metal spiral staircase providing access to the office accommodation at first floor. The property is set out as a warehouse/workshop unit at ground floor with offices and storage at first and second floors.

The office area has a high specification including central heating and disabled toilet facilities at ground floor.

ACCOMMODATION

The premises provide a total of approximately 4,691 sq ft (435.79 sq m)

Ground Floor

2,266 sq ft (210.51 sq m)

First Floor Offices

360 sq ft (33.44 sq m)

First Floor Mezzanine

1,852 sq ft (172.05 sq m)

Second Floor Mezzanine

213 sq ft (19.78 sq m)

Kitchen

Price

£365,000

EPC

Service Charge

The current service charge applicable to this unit is £TBC per annum (exclusive of VAT)

Rateable Value

£21,000 (subject to transitional relief or charges that may be applicable)

Legal Costs

Each party is to be responsible for their own legal costs

Services

No electrical, gas or other equipment, appliances or installations have been tested. In-going occupants must make their own enquiries

VAT

Under the Finance Act 1989 VAT may now be charged on rent or purchase prices. It is recommended that prospective tenants/purchasers make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

Viewing

Contact Amanda or Jackie on 01323 841814
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