Spacious Industrial Unit To Let Established Modern Industrial Estate UNIT 19 APEX BUSINESS PARK DIPLOCKS WAY, HAILSHAM BN27 3JU



LOCATION

This thriving and successful industrial area of Diplocks Way, Hailsham is some 9.3 miles north of Eastbourne and 11 miles south of Uckfield. There is a direct link from Diplocks Way to the A22 London/Eastbourne road. Apex Business Park lies south of Diplocks Way and is a development of modern, high quality buildings which are taller than average and offering great, flexible business space. This particular unit lies between **CGS** and **Building Block Video**.

ACCOMMODATION

The premises comprise a mid-terrace unit of steel frame construction with profile steel cladding under a profile clad roof with translucent panels providing natural light. In more detail the premises are arranged as follows:

Ground Floor

Gross internal dimensions Internal width Depth





(233.1 sq m)
(19.7m)
(11.8m)

Full height section at front:			
Internal width	18'6" (5.6m)		
Depth	32'6" (9.9m)		
Maximum height	35'9" (10.9m)		
Minimum height	21'3" (6.5m)		
Height to underside of mezzanine			
	10'6" (3.2m)		



COMMERCIAL SURVEYORS ESTATE AGENTS & VALUERS

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Unit 19 Apex Business Park, Hailsham

Within the overall area is:

Office with door to the factory area + separate stairs to 1st floor.

Cloakroom comprising 2 low level w.c.s with hand basins.

From factory area, stairs to: **Ist Floor**

Front office

L-shaped, 31'9" x 10'3" (9.7m x 3.1m) + 8'9" x 16' (2.7m)

465 sq ft (43,2 sq m) Suspended ceiling with inset lights, wall-mounted air conditioning unit + stairs to 2nd floor. Door to:





Storage area $38'9'' \times 32'6'' (11.8m \times 9.9m)$ 1,259 sq ft (117.0 sq m)Minimum height9'9'' (3.0m)Maximum height24'9'' (7.5m)Hi-bay lighting + loading platform.Within this area is a small office, $10' \times 18'3'' (3.0m \times 5.6m)$ with dadotrunking.

2nd Floor

Kitchen9'6" x 9' (2.9m x 2.7m)86 sq ft (8.0 sq m)Suspended ceiling with inset lights, sink unit + space for fridge.

Small store 8'3" x 8'3" (2.5m x 2.5m)

68 sq ft (6.3 sq m)

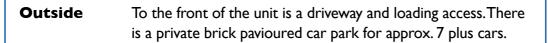
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 Office
 15' x 8'6" (4.6m x 2.6m)
 128 sq ft (11.9 sq m)

 Carpeted + suspended ceiling with inset lights.

Summary of Areas

Ground floor gross internal area 2,509 sq ft (233.1 sq m) Ist floor storage & offices 1,724 sq ft (160.2 sq m) 2nd floor kitchen, office & store 282 sq ft (26.2 sq m) Total Overall 4,515 sq ft (419.4 sq m)



TERMS New 5 year lease on a normal full repairing and insuring basis. A longer lease is available subject to negotiation.





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3.	Unit 19 Apex Business Park, Hailshan	n LAWSON
RENT	£22,500 per annum exclusive of rates.	
RATES	Local Authority:Wealden SBR (18/19): 48.0p Rateable value: £20,250	Energy Performance Certificate INGovernment Non-Domestic Building Unit 19 Apex Park Diplocks Way HALISHAM BN27 3JU
VAT	Under the Finance Act 1989 VAT may be chargeable on the rental. It is recommended	This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document <i>Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.</i>
	that a prospective tenant should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.	Energy Performance Asset Rating More energy efficient 조산 0-25 B 26-50
SERVICES	The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.	C 512075 D 775-000 E 1010-1225 F 126-150 G Over 150 Less energy efficient
VIEWING	Strictly by prior appointment with agents, Lawson Commercial.	Technical Information Benchmarks Main heating fuel: Natural Gas Buildings similar to this one could have ratings as follows: Building environment: Heating and Natural Ventilation Buildings similar to this one could have ratings as follows: Total useful floor area (m ²): 448 Building environment: Assessment Level: 3 Billing environment: Building environment: 9 59 If newly built Primary energy use (kWh/m ² per year): Not available
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