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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

38'9" (11.8m)

Depth

64'9" (19.7m)

2,509 sq ft (233.1 sq m)

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)



continued

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2. 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:

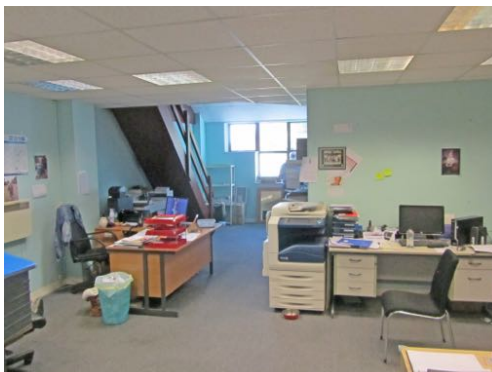
1st Floor

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" x 32'6" (11.8m x 9.9m)

1,259 sq ft (117.0 sq m)

Minimum height 9'9" (3.0m)

Maximum height 24'9" (7.5m)

Hi-bay lighting + loading platform.

Within this area is a small office,

10' x 18'3" (3.0m x 5.6m) with dado
trunking.

2nd Floor

Kitchen 9'6" 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)**

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)

1st 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)

Outside To the front of the unit is a driveway and loading access. There is a private brick paved car park for approx. 7 plus cars.

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

continued



Reg. No. S2936



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed by purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3. Unit 19 Apex Business Park, Hailsham



RENT £22,500 per annum exclusive of rates.

RATES Local Authority: Wealden
SBR (18/19): 48.0p
Rateable value: £20,250

VAT Under the Finance Act 1989 VAT may be chargeable on the rental. It is recommended that a prospective tenant should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

SERVICES The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

VIEWING Strictly by prior appointment with agents,
Lawson Commercial.

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