

Freehold Industrial Unit For Sale



UNIT 4, THE SQUARE, DIPLOCKS WAY, HAILSHAM, BN27 3JF

On the instructions of the Joint Liquidators of E&S Heating & Ventilation Limited

GIA: 2,473 sq ft (230 sq m)

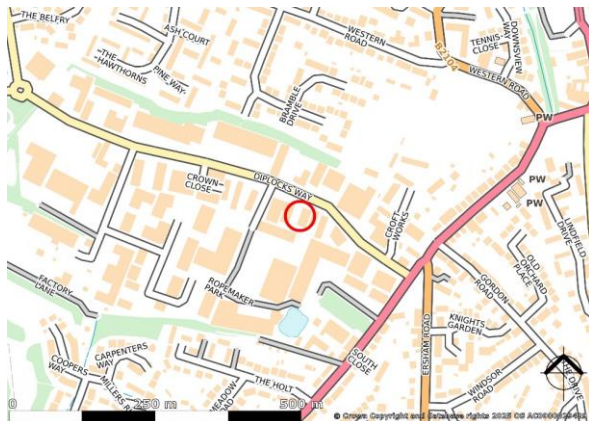
LOCATION

The property forms part of a development of four industrial units on the southern side of Diplocks Way, between the junctions with Gleneagles Drive and South Road in Hailsham, within the district of Wealden.

It is located on the town's premier industrial estate, Diplocks Way Industrial Estate. The property has excellent road connections with the A22 close by, which connects to Eastbourne to the south and the M25 to the north. Polegate railway station is c. 2.5m miles away, connecting to Brighton and Hove with a travel time of approximately 38 mins.

SITE AREA

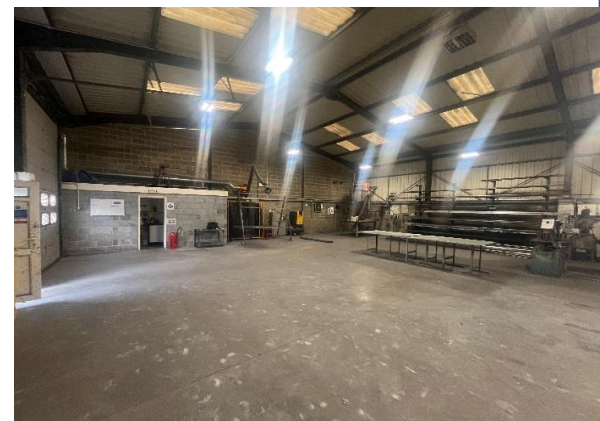
The approximate Site Area, which has been scaled from the Ordnance Survey Plan is 0.09 hectares (0.22 acres).



DESCRIPTION

A semi detached industrial/warehouse unit of steel portal framed construction, with part block/brick and part profile sheet elevations with a roller shutter door beneath a pitched profile sheet roof. The accommodation provides open plan warehouse accommodation with a concrete floor, a kitchenette and two WCs.

The property is accessed via a communal concrete access road, shared with the other three units on the Square, which leads to a loading/parking area to the front, along with a further secure yard to the side of the building, bounded by steel palisade fencing.



ACCOMMODATION

The property provides the following approximate Gross Internal Area:

ACCOMMODATION	Sq M	Sq Ft
Ground Floor	229.73	2,473

USE CLASS

We believe the Use Class is B2/B8. Interested parties are to make their own enquiries with the relevant department of Wealden District Council.

BUSINESS RATES

The rateable value of the property is £19,250.

EPC RATING

EPC - TBC

TERMS

The liquidators have agreed a tenancy at will to the current tenant and therefore the property is currently occupied. However, the property can be purchased with vacant possession or the tenant has indicated they would consider entering into a new commercial lease on terms to be agreed with the purchaser.

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TENURE

The property is held freehold.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

We understand that an option to tax has not been made for the property.

All prices are quoted exclusive of VAT.

GUIDE PRICE

£325,000

CONTACTS:

For further information or to arrange a viewing please contact the joint sole agents:

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