



Unit 13 Swan Business Centre

Station Road, Hailsham, BN27 2BY

**Modern warehouse with
offices over, long leasehold
interest for sale at £210,000
or new shorter lease
available at £23,500pa**

283.30 sq m
(3,049.42 sq ft)

- Modern warehouse and offices
- Long leasehold available
- New short lease available
- Adjoining units also available if required

Unit 13 Swan Business Centre, Station Road, Hailsham, BN27 2BY

Summary

Available Size	283.30 sq m
Price	£210,000
Rateable Value	£40,750
EPC Rating	C

Description

Unit 13 comprise a terraced warehouse/industrial unit with electric roller shutter and personal access door to front plus fire escape door at rear. There are offices at first floor together with 2 cloakrooms on the ground floor, one adapted for disabled persons. The premises have recently been refurbished.

Ground floor warehouse open plan, 17.4m (57') x 6.7m (22') plus 7.2m (23') x 6.7m (22') overall 164.8 sq m (1777 sq ft).

First floor arranged as open plan area in 3 sections and having a total usable area of 118.5 sq m (1270 sq ft). Triple aspect, carpeted, and fitted with strip lights.

Externally car parking and loading is available at the front.

Total overall area 283.3 sq m (3047 sq ft)

The premises are held under the terms of a long leasehold interest for a term expiring November 2080.

We are advised there is a ground rent payable together with service charge both of which are subject to VAT

Offer sought in the region of £210,000

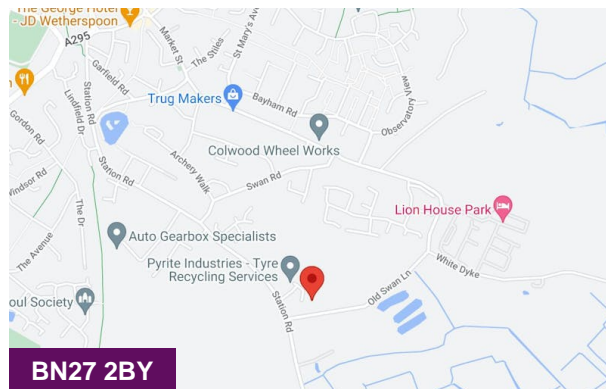
Alternatively a new short lease will be available

Further units are available at the site – please refer to separate listings.

Rateable Value: £40,750 but combined with unit 12 and will need to be re-assessed

Location

The premises are located on the Swan Business Park, Station Road, Hailsham. The site comprises a series of modern workshops, warehouses and offices set within a secure compound with ample car parking. Other businesses at this location include Juniper roofing, Oasis windows and Apex Prime Care.



Viewing & Further Information



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