Unit E Ropemaker Business Park, Diplocks Way, Hailsham, BN27 3JS
Modern Industrial/Warehouse & Yard

1,122.2 sq m (12,079 sq ft)

For Sale/To Let

Location
Hailsham is located on the A22, the main London to Eastbourne road, within 2 miles of the A22/A27 junction leading to Brighton and Newhaven port to the West and Hastings and Bexhill (A259) to the East.

Ivy House, Ivy Terrace, Eastbourne, BN21 4QU
making property work 01323 437900

Subject to contract
Unit E Ropemaker Business Park, Diplocks Way, Hailsham, BN27 3JS

Location
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Description
The premises built in 2008 comprise a self contained modern high tech industrial unit of steel portal frame construction with composite insulated profiled steel cladding. The unit offers approximately 10,720 sq ft ground floor factory and offices with first floor Grade ‘A’ fitted offices of 1,345 sq ft.

Accommodation
The unit has the following approximate floor areas:

<table>
<thead>
<tr>
<th></th>
<th>sq ft</th>
<th>sq m</th>
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</thead>
<tbody>
<tr>
<td>Ground Floor Factory/Offices</td>
<td>10,764</td>
<td>1000</td>
</tr>
<tr>
<td>First Floor Offices</td>
<td>1,315</td>
<td>122.2</td>
</tr>
<tr>
<td>Total</td>
<td>12,079</td>
<td>1,122.2</td>
</tr>
</tbody>
</table>

Subject to contract
Amenities

- 3 phase electricity
- 31 car parking spaces
- 7m eaves
- 37.5 KN/M² floor loading
- Fully fitted out offices
- Large yard area
- B1.2.8 use
- 2 loading bay doors

Terms

The premises are available to rent on a new full repairing and insuring lease

For Sale

Price on Application

Rent

Year 1 - £60,000 per annum exclusive
Year 2 - £65,000 per annum exclusive
Year 3 - £70,000 per annum exclusive
Year 4 - £75,000 per annum exclusive

Rates

Warehouse and premises: - £70,000

VAT

VAT will be chargeable on the terms quoted

Legal Costs

Each party is to be responsible for their own legal fees.

Viewing

For further information, e-mail details, or to arrange an inspection, please contact sole agents:

George Dobson
Direct Line:  01323 437905
Email:    gdobson@shw.co.uk

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

The Code is available on our website www.shw.co.uk

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The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate
Non-Domestic Building

Abbey Sheetmetal Ltd
Unit E Ropemaker Park, Diplocks Way
HAILSHAM
BN27 3GU

Certificate Reference Number:
0990-8964-0387-0330-2034

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ Net zero CO₂ emissions
A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

77

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1158
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 38.97

Benchmarks

Buildings similar to this one could have ratings as follows:

If newly built

22
If typical of the existing stock

59

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