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**TO LET**

**INDUSTRIAL WAREHOUSE – 8,756 SQ FT (813.43 SQ M)**

**14D Apex Business Park, Hailsham, East Sussex, BN27 3JU**

**DESCRIPTION**

- End of terrace Class E Premises
- Good sized shared yard and loading
- Ample parking
- First floor mezzanine
- Available now

**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 Hastings. The site is accessed via Ropemaker Park, off Diplocks Way, the main Industrial Estate in Hailsham.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor Footprint	5,310	493.3
First Floor Showroom	2,664	247.49
First Floor Mezz	781	72.55
<b>TOTAL</b>	<b>8,755</b>	<b>813.34</b>

**RENT**

£85,000 per annum exclusive, on a new lease

**VAT**

VAT will be chargeable on the terms quoted

**ESTATE CHARGE**

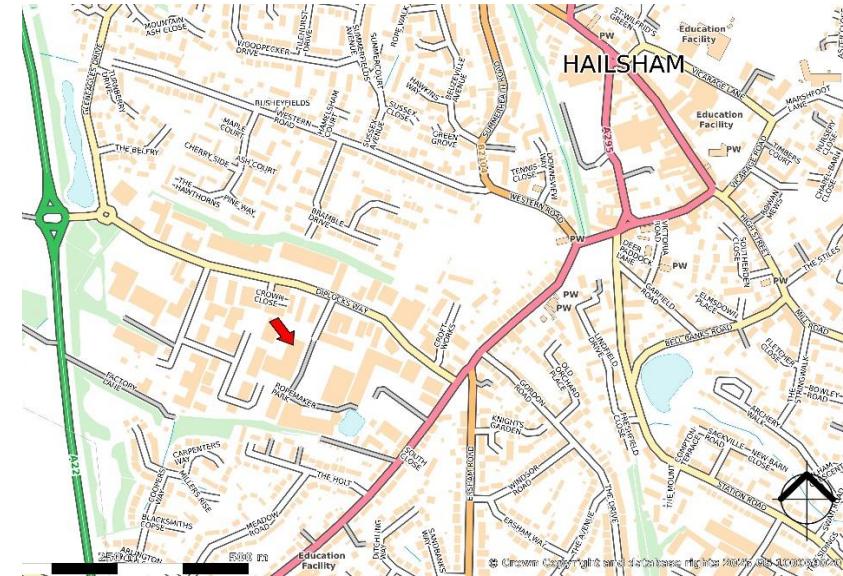
Service charge applicable to wider estate  
Last budget circa £1,982 per annum

**RATES**

The 2023 Rateable Value of the property is £46,500

**EPC**

The property has an EPC rating of B



**VIEWINGS –**

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