

MAKING
PROPERTY
WORK

SHW

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Block C
HOWDENS
JOINERY CO.

Block B – Q2 24
SCREWFIX

Block A Unit 1
PHASE ELECTRICAL
DISTRIBUTORS LIMITED

Yard plot

TO LET

NEW INDUSTRIAL UNITS – FROM 2,500 SQ FT, UP TO 12,462 SQ FT COMBINED
North Hastings Trade Park, Burgess Road, Hastings, East Sussex TN35 4FL

RENT | UNITS @ £12 PER SQ FT & YARD @ £12,000 PAX

DESCRIPTION

First phase (Platform Business Centre) is fully occupied, while the second phase (North Hastings Trade Park) is in final construction stage. Specification includes:

- Minimum eaves height of 5.5m
- B1 (Class E), B2 & B8 Use
- Insulated roller shutter door
- Scope for mezzanine floors

LOCATION

Part of the Ivyhouse Lane industrial estate in Hastings, accessed at the end of Burgess Road, approximately 3 miles from the town centre with close proximity to both the A21 and A259. Hastings is a coastal town, 70 miles from London, within East Sussex and approx. 12 miles from Rye and 16 miles from Eastbourne.

TERMS

New unit leases to be agreed at £12 per sq ft or £12,000 per annum for the yard plot.

VAT

Applicable on the terms.

BUSINESS RATES

To be assessed. Most recent units assessed at £87.75 per m2.

EPC

The completed units have EPC ratings of A.

ACCOMMODATION

	SQ FT	SQ M
Block A, Unit 1	COMPLETE – PHASE ELECTRICAL	
Plot A2	2,500	232
Block B, Unit 1	EXCHANGED - SCREWFIX	
Block B, Unit 2	4,819	448
Block B, Unit 3	5,143	478



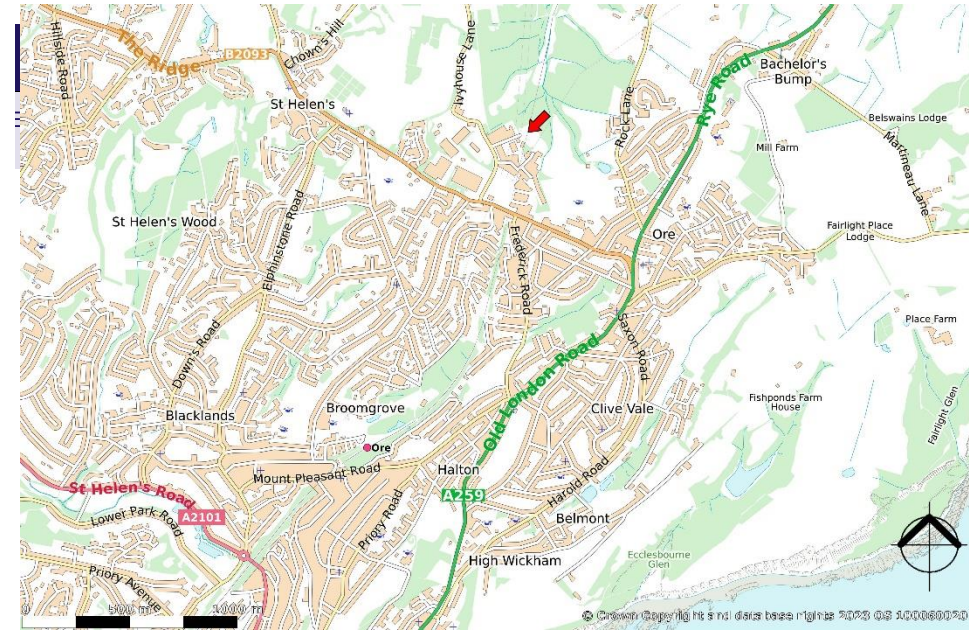
Block A – Phase Electrical



Block B Plot – including Screwfix



Block C - Howdens



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April 2024

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