

MAKING  
PROPERTY  
WORK

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Block A Unit 1  
PHASE ELECTRICAL  
DISTRIBUTORS LIMITED

Yard plot  
Q3 24

Block C



Block B including



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



# 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. Block A & C assessed at £48-£58 per m2.

## EPC

The completed units have EPC ratings of A.

## AVAILABLE ACCOMMODATION

	SQ FT	SQ M
Plot A2	2,500	232
Block B, Unit 2	4,819	448
Block B, Unit 3	5,143	478



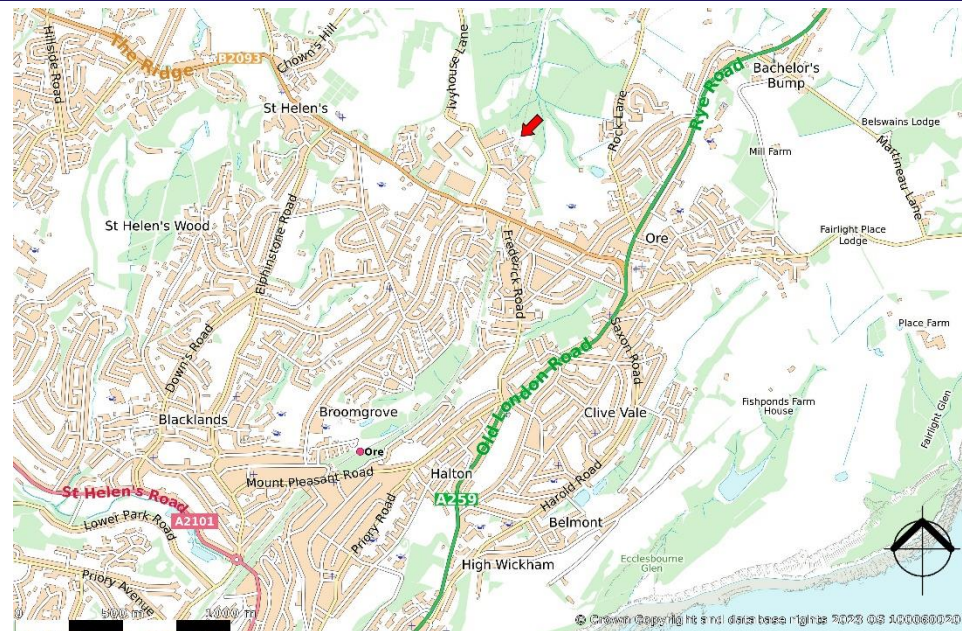
B2 & B3 (available together or split)



Unit B1 - Screwfix



Block C - Howdens



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July 2024



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

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