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**TO LET**

**OFFICE – 1,797 SQ FT (166.94 SQ M)**

**31-33, Vicarage Field, Hailsham, BN27 1BG**

**DESCRIPTION**

The office is situated over the busy shopping parade in Vicarage Field. There is the potential to re-configure into a large open plan office but is currently arranged as several suites, a large boardroom and kitchen area. The office is fully carpeted throughout and benefits from fluorescent strip lighting, heating and separate W/C facilities.

**LOCATION**

The office is located in Vicarage Field Shopping centre in the heart of Hailsham town. Vicarage Field is a well respected commercial area with an array of local and multinational occupiers on the estate, including Costa, Boots, Waitrose and WHSmith. Regular bus services and free parking are located within walking distance.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Unit 31	448	41.62
Unit 32-33	1,349	125.32
<b>TOTAL</b>	<b>1,797</b>	<b>166.94</b>

**AMENITIES / OPPORTUNITY**

- Kitchen area.
- Fully carpeted throughout.
- Fluorescent strip lighting.
- Heating.
- Separate WC facilities.

**RENT**

A new effective full repairing and insuring lease is available at a commencing rent of £15,000 per annum exclusive, subject to rent reviews at the appropriate intervals.

**RATES**

The current Rateable Value of the property is £12,500.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of E.



**VIEWINGS – 01273 876200**

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