



TO LET

SHW

LIGHT INDUSTRIAL AND WAREHOUSE

Deanland Business Park, Deanland Road, Golden Cross, East Sussex, BN27 3RP

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DEANLAND BUSINESS PARK, DEANLAND ROAD, GOLDEN CROSS, EAST SUSSEX, BN27 3RP

Light Industrial and Warehouse Premises

07 October 2019



VIEWINGS – 01323 437900

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DESCRIPTION

The premises comprise two back to back terraces of industrial warehouse units, located in a peaceful rural setting with substantial car parking and soft green landscaping situated at the front of the scheme.

The unit enjoys the benefit of private personnel entrances, fluorescent tube lighting, separate loading bay door and two good quality office suites.

Externally, the premises has steel profile cladding, communal car parking and over flow car park. Substantial security gates are located at the front of the scheme along with fencing around the Park's perimeter offering excellent security.

LOCATION

The premises is situated on the outskirts of Golden Cross which has direct access to the A22 (north/south) and A27 (east/west) and is approximately 2 miles north of Hailsham being the closest town with full amenities and services.

Polegate mainline railway station can be found approximately 6 miles to the south east.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Unit 4	3,550	329.76
TOTAL	3,550	329.76

RENT

Unit 4 - £25,500 per annum

RATEABLE VALUE

Unit 4 - £19,750

SERVICE CHARGE

A Service Charge is payable and covers water supply, sewage, external maintenance to common parts – details on request.

TENURE

The premises are available by way of a new Full Repairing and Insuring lease with terms to be agreed.

VAT

VAT is applicable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal fees

EPC

The property has an EPC rating of D.

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