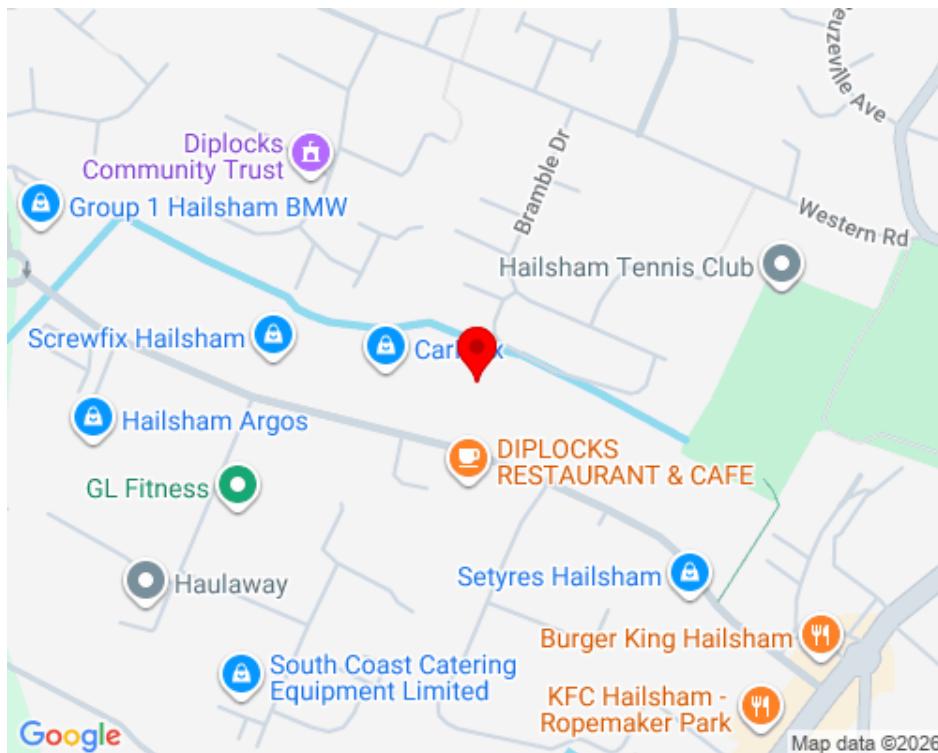




Unit 4 Diplocks Way, Hailsham, BN27 3JF

RARE FREEHOLD INDUSTRIAL INVESTMENT

# LOCATION



## Description:

The property comprises a purpose built mid terraced industrial/warehouse unit with front yard/car park. The ground floor is open plan with a minimum eaves height of 6.23m and a full height roller shutter. A structural front first floor section provides staff room/canteen accommodation and a more recent mezzanine addition provides storage space and an office. Cloakrooms are fitted to both ground and first floors. The same tenant occupies Unit 3 and is therefore interconnected; should they vacate either, it is the tenants responsibility to self-contain.

## Key Features:

- Rare freehold industrial investment
- Reversionary rent
- Stable income

## Accommodation:

The approximate net internal areas measured are as follows:

Ground Floor Warehouse: 526.30 sq m (5,665 sq ft)

First Floor Staff Room: 55.56 sq m (598 sq ft)

Mezzanine Office/Storage: 77.11 sq m (830 sq ft)

**Total:** 658.97 sq m (7,093 sq ft)

## Price:

Offers in the region of £650,000

## Business Rates:

Rateable Value: £84500

Rates Payable: £46897.5 per annum

The Rateable Value is combined with Unit 3. Interested parties are advised to contact Wealden District Council Tel: 01323 443322 or [www.wealden.gov.uk](http://www.wealden.gov.uk) to verify this information

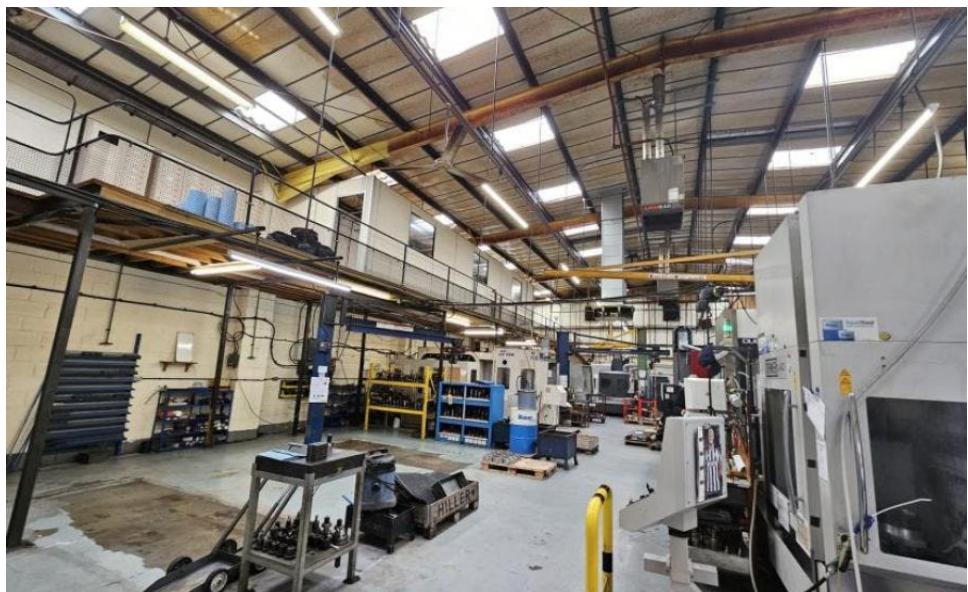
## VAT:

VAT is Not applicable

## Legal Fees:

Each party to bear their own costs









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