



Unit 4

Diplocks Building, Hailsham, BN27 3JF

**Purposed built industrial
investment on established
trading estate in Hailsham -
Offers in excess of £650,000**

6,263 sq ft
(581.85 sq m)

- Great opportunity to purchase a reversionary investment
- Excellent investment opportunity
- Established Diplocks Way trading estate in Hailsham
- Opportunity for rental growth

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Summary

Available Size	6,263 sq ft
Price	Price on application
Business Rates	Upon Enquiry
EPC Rating	D

Description

The premises comprises a purpose built mid terraced unit being open plan with full height roller shutter door to front. A structural first floor to the front provides for staff room/canteen accommodation and a more recent mezzanine addition provides for storage space and an office. Cloakrooms are available at both ground and first floors.

Areas of accommodation:

Ground floor warehouse 526 3 sq m (5,665 sq ft)

First floor 55.5 sq m (598 sq ft)

Total 581.8 sq m (6,263 sq ft)

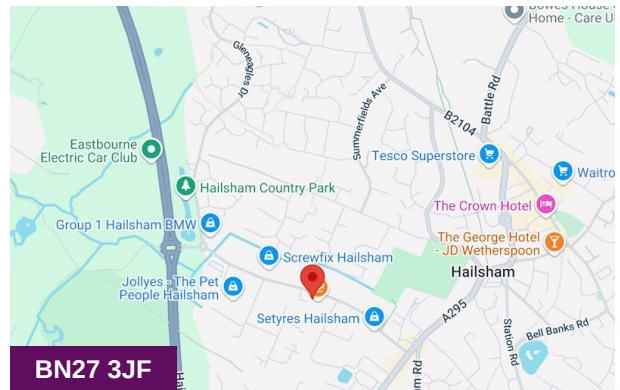
External front yard/car parking.

The premises are held under the terms of a 12 year fully repairing and insuring lease from 2023, expiring October 2035 to Unibloc Hygienic Technologies UK Limited. The lease is contracted within the security of tenure provisions of the Landlord & Tenant Act 1954. There are 4 yearly market rent reviews together with a tenant only break option at 6th anniversary of the term subject to 12 months prior written notice. The passing rent is £50,000pa representing a rate in the region of £8.00 per square foot overall. A copy of the lease can be made to seriously interested parties.

Offered for sale freehold subject to the current lease. Offers in excess of £650,000 representing a return exclusive of purchasers costs in the region of 7.14%. We are advised the premises isn't elected for VAT.

Location

Modern mid terrace warehouse/industrial unit for sale located in the heart of Diplocks Way Business Park, Hailsham. The unit benefits from perimeter fencing. The estate is accessed directly from the main A22 London to Eastbourne road.



Viewing & Further Information



Alex Roberts

01825 762 222 | 07795 212 798

alex@oldfield-smith.co.uk



Hannah Murphy

01825 762222

hannahm@oldfield-smith.co.uk