



TO LET

8,248 Sq Ft

- *STEPPED RENT INCENTIVES*
Year 1 - £65,984 pax (£8.00 psf),
Year 2 - £74,232 pax (£9.00 psf),
Year 3 - £82,480 pax (£10.00 psf)
- Ample Parking Available
- Roller Shutter Door
- Separate Personnel Door
- 3 Phase Electricity
- 18ft Minimum Eaves

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 8, STATION ROAD INDUSTRIAL ESTATE, HAILSHAM, EAST SUSSEX, BN27 2EY

Available April 2026, the Premises comprise a self contained steel frame unit with part brick and cladding elevations under a clad pitched roof. The Unit has 18'0" minimum eaves height, with 3 Phase Electricity, Roller Shutter to the rear, Personnel Door, Fluorescent Lighting, Dedicated Offices, Kitchen, Male and Female WCs.

Year 1 - £8.00 psf
Year 2 - £9.00 psf
Year 3 - £10.00 psf

The Unit is located on the well established Station Road Industrial Estate which is on the southern side of Station Road. The Estate is approximately ½ mile south of Hailsham town centre with easy access to the A22 (the main London to Eastbourne Road). The Estate is within 2 miles of the A22/A27 Junction leading to Newhaven Port, with Brighton to the West and Bexhill and Hastings (A259) to the East.

Business Rates

According to the Valuation Office website the premises are described as:

Factory and premises

Rateable Value: To be reassessed.

Location

The property is situated on the well-established Station Road Industrial Estate on the southern side of Station Road, approximately half a mile south of Hailsham town centre. The estate offers easy access to the A22, the main route between London and Eastbourne, and is within approximately 2 miles of the A22/A27 junction, providing links towards Newhaven Port, Brighton, Bexhill and Hastings.

Legal Costs

Each party will bear their own legal costs.

Accommodation[
Ground Floor & Stores 6,651 sq. ft

Ground Floor Ofce/Showroom 560 sq. ft

Ground Floor Ofce 90 sq. ft

1st Floor Ofce 1768 sq. ft

1st Floor Ofce 2124 sq. ft

Kitchen 55 sq. ft

Additional Information

Rent

£65,984 Per Annum

EPC

C (52)

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