

Clydesdale Property Developments Ltd



Office 3, Dawber Buildings **Diplocks Industrial Estate**

Hailsham, E.Sussex

BN27 3JF

On Behalf Of

Starglade Commercial Ltd



TO LET

Secure Office with toilet facilities
Available on Licence or Lease commitment

6.09m x 4.57m

(20' x 15')

300sqft

A first floor 300sqft unit suitable for an Office or craft workshop

in a good location, parking in front of building,

Ladies & Gentlemen's toilet facilities

RENT: £325.00 per calendar month

LOCATION

The property is on the north side of Diplocks Way (A271) close to the junction with the B2104. The town has good road links to Eastbourne to the south via the A22 Hailsham Bypass and Royal Tunbridge Wells via the A267. The nearest major towns are Eastbourne (9 miles), Hastings (20 miles), Heathfield (9 miles) Uckfield (14 miles), Lewes (15 miles) and Brighton (27 miles). The surrounding area is predominantly industrial.

DIRECTIONS

From Uckfield follow the A22 towards Hailsham, at the Boship roundabout take the 3rd exit continuing on the

A22, (sign posted Eastbourne) at the roundabout take the 1st exit (signposted Diplocks Industrial Estate) in to

Diplocks Way, continue over the mini roundabout, just before you get to the T-junction the property can be found

on the left hand side.

LEASE: The lease will run for five, ten or fifteen years.

LICENCE: Each unit is under a 5 month and 3 weeks licence, (longer terms easily accommodated). The Licensee has responsibility to keep the area in good and tenantable repair and condition.

RENT: All rents listed in these details are exclusive of rates and services. It is a requirement that rent is paid by

Standing Order. The buildings are not vatable but the Licensor does retain the right to elect to do so at any time.

LEGAL COSTS: There is a charge of £125.00 plus VAT made to all ingoing Licensees to cover the cost of the preparation of the Licence.

DEPOSIT: A refundable deposit is required from each Licensee, equivalent to one month's rent, payable upon completion of the formalities.

VIEWING: By appointment with Terri Forward, telephone number 01892 613492 or 07775 532970 (any time).

BUSINESS RATES: Ratable Value £3,000 (£110.00 per month)

BUILDING INSURANCE: £100.36 per annum

www.cpdlimited.co.uk

These particulars are intended as a guide only. Their accuracy is neither intended nor is it to be relied upon. Prospective purchasers are invited to conduct their own enquiries. Nor do the particulars form part of a contract.

[Clydesdale Property Developments Limited](http://www.cpdlimited.co.uk). Cooks Corner Business Park, The Old Saw Mill, London Road, Crowborough, East Sussex TN6 1TQ Telephone 01892 664121