

**Modern industrial unit with quality offices, overall 142.5 sq m (1523 sq ft) to Let
Unit 7, Swan Business Centre, Station Road, Hailsham, East Sussex. BN27 2BY**



Location

Swan Business Centre is located off Station Road which leads directly to Hailsham town centre. There is also easy access south via Saltmarsh Lane and Ersham Road to Eastbourne.

A number of business are represented here including Club Class Insurance Services and Chauffeurs, Bentley Doors, windows and conservatories and Jupiter Roofing.

Accommodation

The premises comprise a modern terraced industrial unit fitted out to a high standard providing modern office accommodation to the first floor. It benefits from gas fired central heating, two separate cloakrooms, modern kitchen, electric roller shutter door and door entry system. In more detail the premises are arranged as follows:

Warehouse

Internal width	13.3m (43' 6")
Depth	6.5m (21' 3")
Gross internal area	86.5 sq m (924 sq ft.)

Electric roller shutter door to front (width 3m x height 3m).

Height to support beam for mezzanine floor 3.6m

Within this space has been created:

- Separate store/loading area
- kitchen having wall and base units, stainless steel sink unit, worktop, space for fridge.
- 2 separate cloakrooms,
- lobby with door to outside rear, having wall mounted Worcester gas fired boiler supplying radiators and hot water,
- production room and stairs to first floor

continued



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1st floor overall 56 sq m (599 sq ft)

Bright office suite being triple aspect, carpeted, cat 2 lighting, cat 5 sockets, radiators, eaves storage, part limited height.

Outside

Parking space provided to the front of the building with additional parking in the main shared car park.

Terms

New lease length to be agreed on normal full repair and insuring basis

Rent £9,500pa

Rates £9,300pa (rateable value 2016/17)

N.B. Eligible businesses may be entitled to small business rate relief. Further information is available at the government website www.voa.gov.uk

VAT

We are advised VAT will be charged on the rent.

Services

Reference to any services, appliance or otherwise in these particulars does not imply (i) they are included in the rental or sale or (ii) they are in full and working order

Service charge

There is a service charge levied for upkeep of shared areas, car park etc.

EPC

1st floor

Energy Performance Certificate
Non-Domestic Building

HM Government

Thompson Roofing
Unit 7, Old Swan Lane, Swan Dam Business Centre
HAILSHAM
BN27 2BY

Certificate Reference Number:
UR3UUR516 / 016-1222-9006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/eobd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150

Less energy efficient

98 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 50
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 106.88

Benchmarks

Buildings similar to this one could have ratings as follows:

31 if newly built
62 if typical of the existing stock

