

14 St Marys Walk, Hailsham, East Sussex, BN27 1AF
£9,000 Per Annum



Modern Open Plan First Floor Offices
TO LET

Hailsham is an historic market town situated approximately 9 miles north of Eastbourne, having a catchment in the region of 135,000 within a 15 minute drive, and has a Tesco, Waitrose and Asda as well as a regular market.

Hailsham has recently been enhanced with the Wealden District Council offices relocated to Hailsham town centre bringing numerous staff. In September 2015 the Wealden Core Strategy Plan was approved by the Council, with plans for up to 9,840 new homes to be built in the town by 2037, a proportional growth of 97%.

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Hailsham is a well established market town just off the main A22 London to Eastbourne road, some 8 miles north of Eastbourne and the south coast. St Mary's Walk is an attractive pedestrian shopping mall which leads directly from the High Street to the free shopper's car park, and provides various specialised shops and offices.

Access to the office is via a staircase with a separate ground floor entrance door fronting the car park.

ACCOMMODATION

The premises comprise a modern first floor self-contained office suite with its own private kitchen and W.C. In addition to the main office area there are four small offices currently used as studios and storage. Externally there is a communal free car park (time is restricted) and an unrestricted car park within 5 minutes walk. Also on street parking is available.

The accommodation comprises:

Open Plan Area & Studios 1,054 sq ft
Office 1 179 sq ft
Office 2 104 sq ft
Kitchen
Total Area 1,375 sq ft

Lease

The premises are available to let by way of a new effective fully repairing and insuring lease for a term to be agreed.

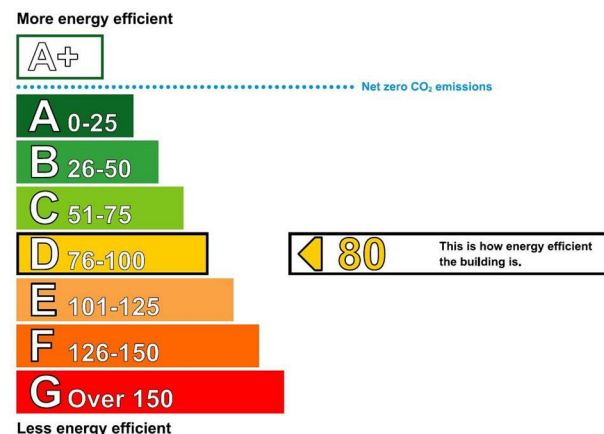
Rent

£9,000 per annum exclusive

Service Charge

Unit 14 pays a contribution to the St Mary's Walk service charge and refuse collection.

EPC



Services

No electrical, gas or other equipment, appliances or installations have been tested. In-going occupants must make their own enquiries

VAT

We have been advised that VAT is not payable.

Rateable Value

£10,750 (subject to transitional relief or charges that may be applicable)

Legal Costs

Each party is to be responsible for their own legal costs

Viewing

Contact our Commercial Department on 01323 642426 or email emma.dell@rossandco.uk



Please be aware that the Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into or signing a business tenancy or lease agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

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