

**Unit C3, Chaucer Business Park, Polegate, East Sussex, BN26 6QH**  
**£375,000**



**Industrial/B1 Office Unit**  
**Prominent Location with Easy Access**

The property is to be found on the north of Eastbourne in the suburb of Polegate, with good connections to the London to Eastbourne road (A22) and the fast coastal road (A27) which starts in Polegate heading westwards towards Hampshire passing the towns of Brighton, Worthing and Chichester. In addition the A259 also runs close by, being a slower coastal road passing from Kent via the towns of Hastings, Bexhill and through Eastbourne westwards towards Brighton and beyond.

Chaucer Business Park is a redevelopment of the former EDF power station and is formed of several modern units providing offices and industrial space with its construction having started in 2006. The old industrial estate still remains adjacent the Business Park.

## Unit C3, Chaucer Business Park, Polegate, East Sussex, BN26 6QH

### ACCOMMODATION

The premises provide the following accommodation totalling 3,962 sq ft or 369 m2

The property has the benefit of solar panels which are owned by a third party but the tenant benefits from the electricity provided.

There are currently 3 sub-tenants in occupation on short term licences currently bringing in £13,440 in rent.

### Entrance Hallways

2 WCs. Door leading to stairwell leading to upstairs room. Door leading to:

### Main Workshop

94.30 m2 or 1,012 sq ft

Extensive electric circuitry including three and single phase. Hot and cold running water to Belfast sink. Permanent electric wall heaters. Suspended ceiling.

Double doors leading to:

### Further Workshop Space

With access via the main roller doors with 15 ft width access. This area also has extensive electrical connection with single and three phase, and Belfast sink with cold water supply. Stairs leading to:

### Mezzanine

75.43 m2 or 805 sq ft

Double doors lead to a smaller workshop area which is double height with good electrical supply and extraction. The area has been used as a "hot" room.

### First Floor Right

38.4 m2 or 410 sq ft

Windows for "borrow" light. Numerous single phase power points. Sink unit with hot and cold water supply.

### First Floor Left

51.00 m2 or 545 sq ft

Windows on two aspects. Hot and cold water supply to sink unit. Numerous single phase power points. Carpeted. Fitted wall heater.

### Mezzanine Area

45.50 m2 or 490 sq ft

Good natural light through skylights. Good height over. Plenty of single phase power points. Loading door for forklift or similar.

Stairs to:

### Second Floor

65.00 m2 or 700 sq ft

Extensive storage area. Includes two small studio rooms with power supply and sink with cold water supply.

### Parking

There is ample parking adjacent to the property. Seven spaces to the front and five to the rear.

### Tenure

The property is held Freehold.

### EPC

EPC Grade C

### Rateable Value

Ground Floor  
£12,500

First Floor Left  
£4,900

First Floor Right  
£3,700

Second Floor  
£3,500

TOTAL - £24,600  
(subject to transitional relief or charges that may be applicable)

### Legal Costs

Each party is to be responsible for their own legal costs

### Services

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

### VAT

We are informed by the Vendor that VAT will be payable on the purchase of this unit.

### Viewing

Contact Amanda or Jackie on 01323 841814  
amanda.west@rossandco.co.uk  
jackie.neen@rossandco.co.uk



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