

**RUSH
WITT &
WILSON**



Mango House, 1 Buckhurst Road, Bexhill-On-Sea, TN40 1QF
£130,000 Freehold

About this property

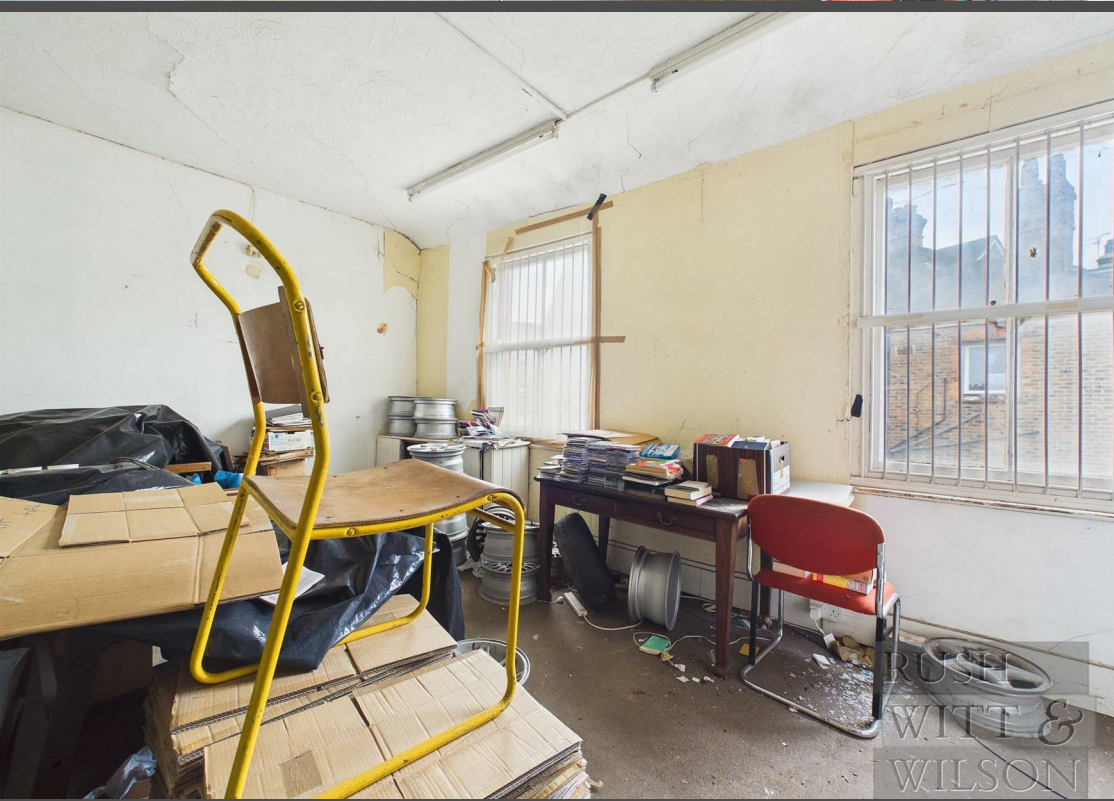
Commercial Offices Usage is B1.

Offices comprise large open ground floor space with several side rooms, original Victorian windows & a partly soundproofed ceiling, central area has a high pitched roof section allowing possible mezzanine floor or light well. Rear hall has stairs to a first floor office and an exterior door that leads to two toilets/sink and to the rear yard with gated access to rear right of way to Amhurst Road and the three externally accessed stores.

Commercial rooms approx sizes, excluding doorways / walls:- Front office area: (3.6m ceiling) 41.7m² (449ft²)- Centre office area: (3.0m ceiling) 67.0m² (722ft²) – Rear office: 17.0m² (183ft²)- Cloakroom: 3.6m² (39ft²)- Rear hall / stairs 8.7m² (93ft²)- 2x WC & sink: 3.75m² (40ft²)- Rear store 1: 7.85m² (85ft²)- Rear store 2 (ex-shelter):10.0m² (107ft²)- Rear store 3 (ex-boiler room): 10.55m² (114ft²)- 1st floor rear upper office: 20.8m² (224ft²) – Communal hall / stairs / cupboard: 18.0m² (194ft²)- Kitchen & 2x sub-rooms: 37.0m² (399ft²) Total office, store and communal floorspace is approx: 203m² (2,186ft²) Front estimated loft footprint is up to approx: 90m² (968ft²) Entire plot is approx: 447m² (ie 4,814ft² according to the deeds' dimensions) Accessed from Buckhurst Road car park via "1A" door, comes with two parking spaces. Freehold of building is included. Viewing recommended by RWW sole agents.









Floor 0

Approximate total area⁽¹⁾

203.1 m²

2186 ft²



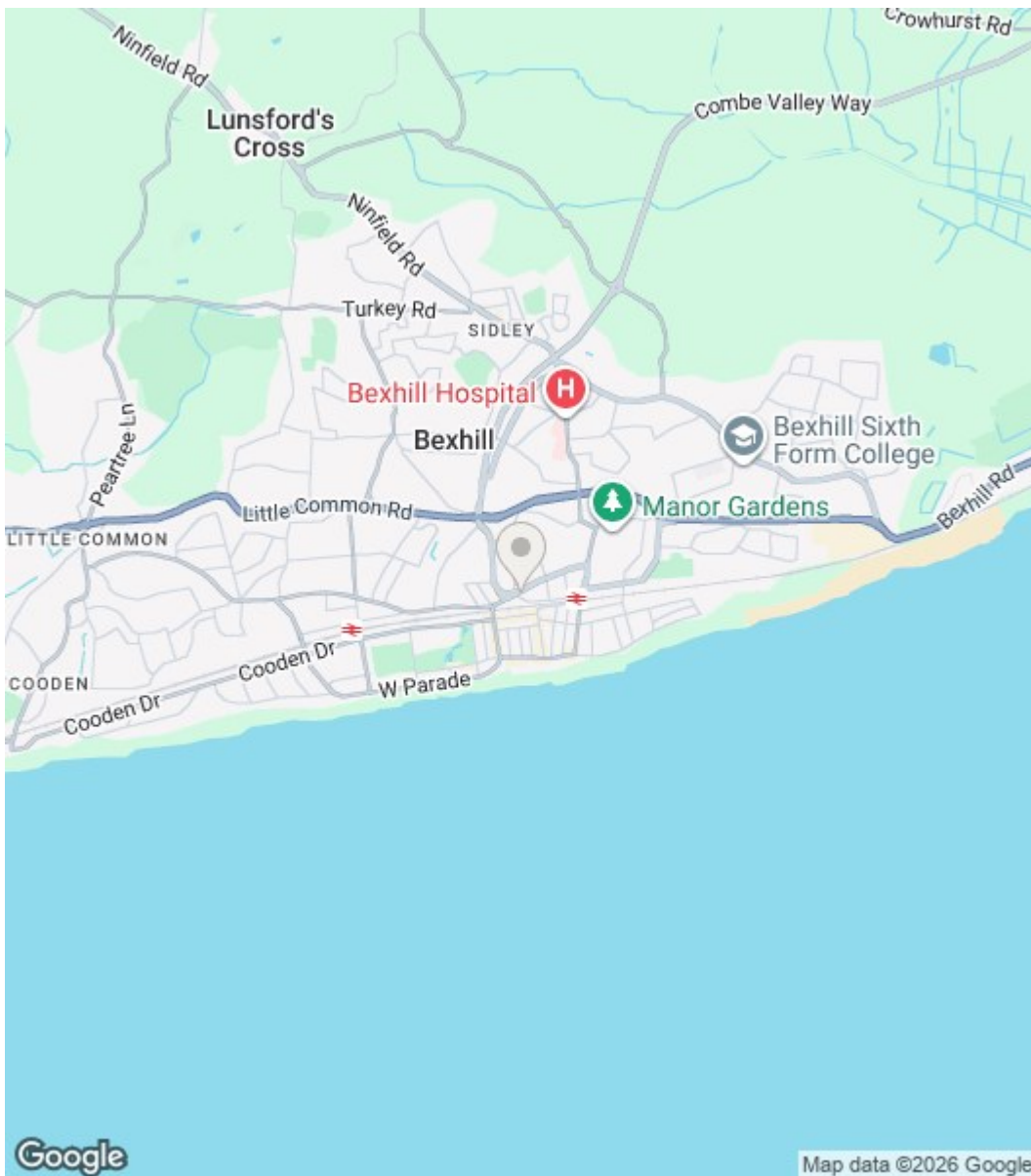
Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**