

**RUSH
WITT &
WILSON**



**Mango House, 1 Buckhurst Road, Bexhill-On-Sea, East Sussex 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.







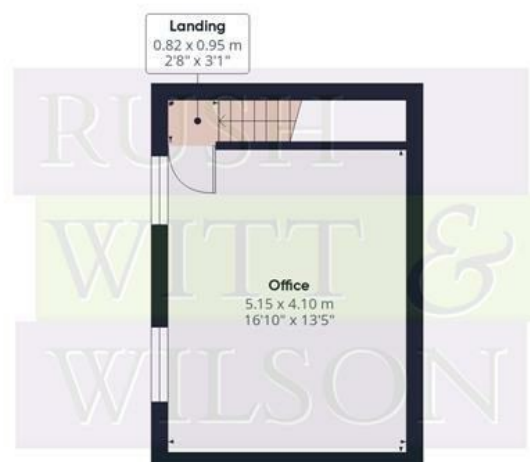


Floor 0

Approximate total area⁽¹⁾

203.1 m²

2186 ft²



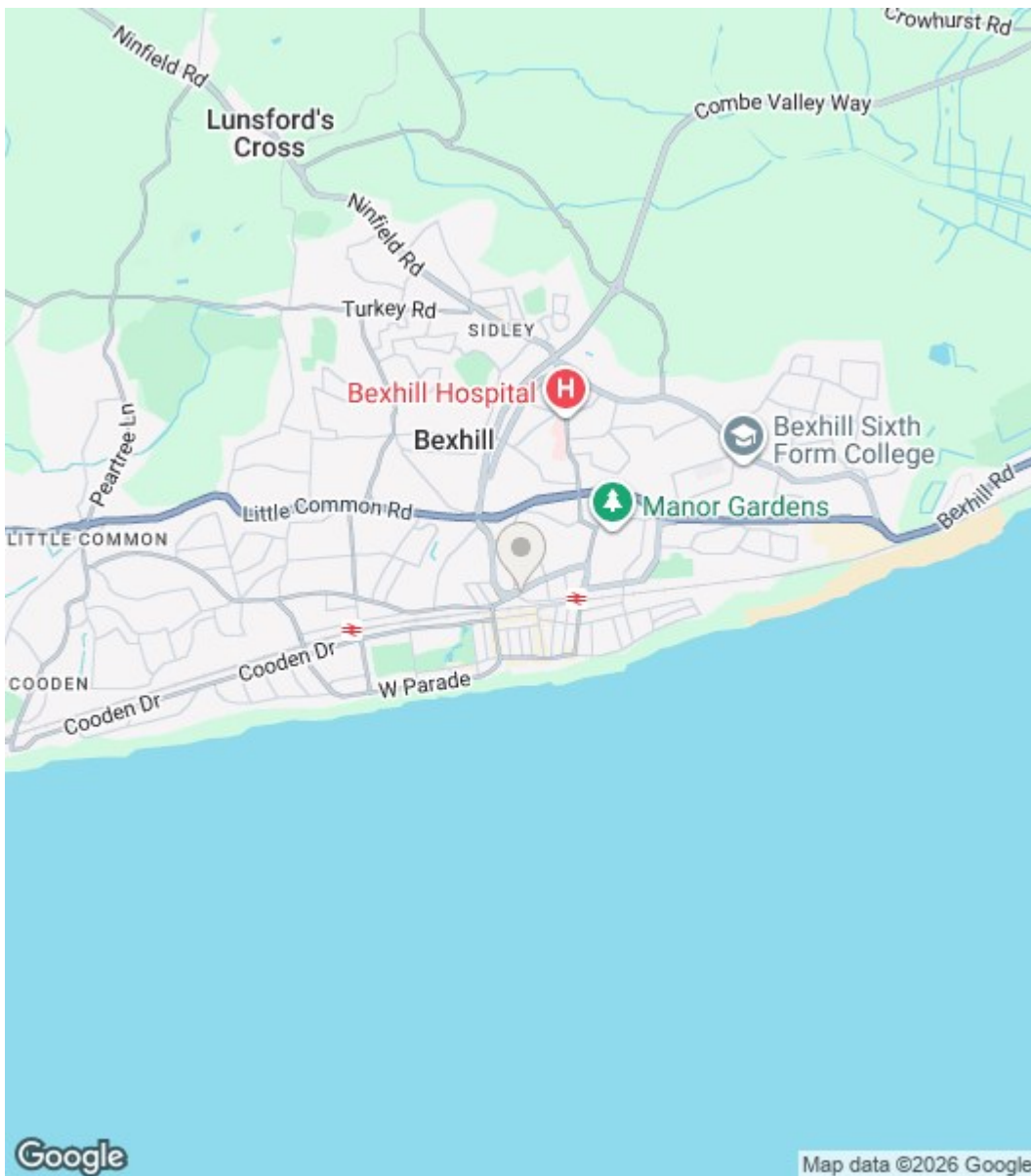
Floor 1



(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 (CO₂) 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	

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