



Unit 6a Northfield Business Park

Lower Dicker, Hailsham, BN27 4BZ

**Workshop/industrial unit to
let on main A22 at Lower
Dicker - £700pcm**

911 sq ft
(84.63 sq m)

- Workshop fronting main A22 at Lower Dicker
- Considered suitable for a variety of uses (subject to obtaining any necessary consents)
- Available for immediate occupation

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Summary

Available Size	911 sq ft
Rent	£700 per month
Business Rates	To be re-assessed
EPC Rating	C

Description

The premises front the A22 close to the entrance to the estate and comprise a workshop arranged as follows:

Internal width 4.0m (13' 3") x depth 21.0m (68' 9") – overall 84.0 sq m (911 sq ft)

Concertina door to front plus further entrance door to side. The unit is currently divided by a partition which could be removed if not required.

Car parking is provided to the front.

There are shared cloakroom facilities on site.

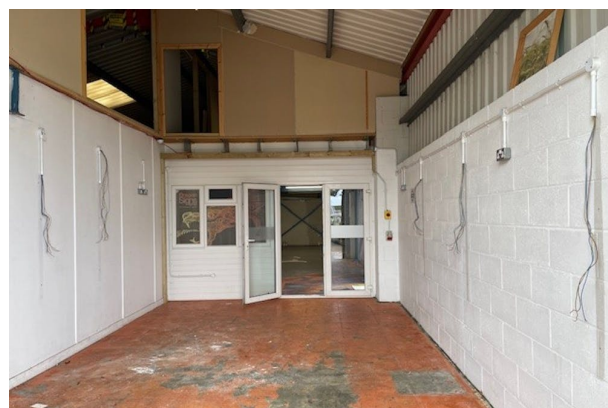
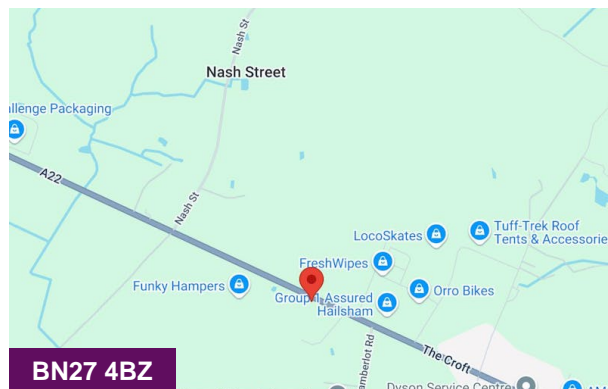
New lease available, length to be agreed on normal full repairing and insuring basis. Letting to be excluded from the renewal provisions of the Landlord and Tenant Act 1954.

Unit 6b adjoining is also available having a usable area of 80.0sq m (870 sq ft) – please refer to separate listing.

Rateable Value: currently rated with the adjoining unit and will need to be re-assessed

Location

Northfields Business park is located on the A22 London to Eastbourne road at Lower Dicker just north of the Bowship roundabout. The Swallow business park is close by.



Viewing & Further Information



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