

Unit C, Horselunges,
Mill Lane, Hellingly,
East Sussex BN27 4HD



COMMERCIAL
TO LET

COMMERCIAL WORKSHOP/UNIT

AVAILABLE ON LICENCE OR LEASE COMMITMENT



- ✦ 30' x 25' (9.1 m x 7.6 m) 750 sq ft
- ✦ Secure building
- ✦ Electric roller shutter door at front
- ✦ Side door into separate office
- ✦ High roof
- ✦ Ladies and Gentleman toilets on site
- ✦ Rent £6,600 per annum
- ✦ £550.00 per calendar month

£126.92 per week

Tel: 01892 613492

Email: info@starglade.co.uk

www.starglade.co.uk

Knowle House, Rotherfield Road, Crowborough, East Sussex, TN6 3DY

On behalf of



LOCATION

Horselunges Industrial Estate lays approx 1.5 miles from the Boship roundabout junction of the A22 London/Eastbourne road with the A271 Hailsham/Bexhill road and the A267 Heathfield road. Mill Lane is a short distance north of the A271 Upper Horsebridge road being accessed via Park Road and Grove Hill. Hellingly is a small village just off the A267, consisting only of a church, primary school and a few cottages. The nearest shopping town is a 5 minute drive south to Hailsham offering a large wide range of shops, chemists, schools, supermarkets and sport amenities and is also the centre of the bus routes from the villages. Hailsham also offers a large range of commercial facilities.

DIRECTIONS

On approaching the Boship Roundabout from Eastbourne on the A22, proceed east on the A271 signposted Bexhill, continue through Lower Horsebridge and Upper Horsebridge, after approximately 1 mile at the end of Upper Horsebridge Road and the beginning of Hawkswood Road, turn left in to Park Road signposted Hellingly Hospital, continue for approximately ½ mile, then turn left in to Mill Lane, then immediately left in to Horselunges.

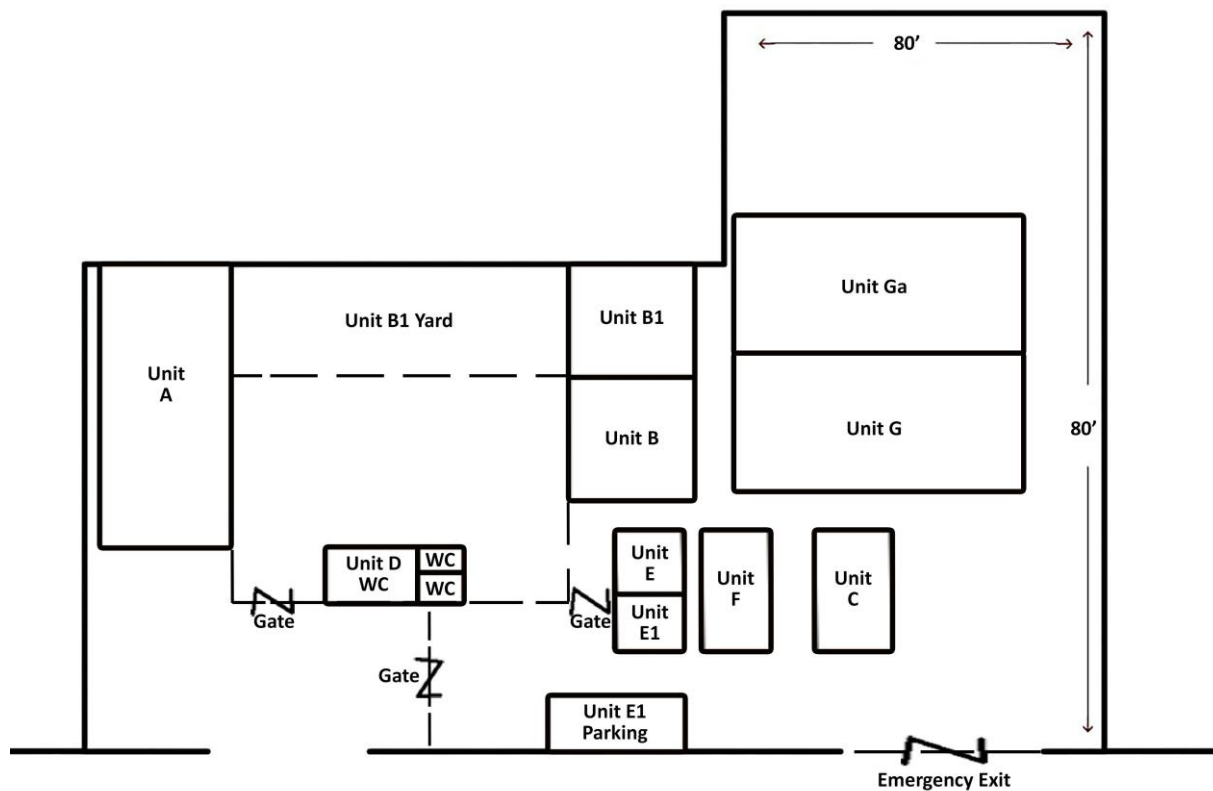
Terms and Conditions:

- LEASE:** (Option 1) The lease will run for five, ten or fifteen years.
- LICENCE:** (Option 2) Each unit is under 5 month and 3 weeks licence, (longer terms easily accommodated). The Licensee has responsibility to keep the area in good and tenatable repair and condition.
- RENT:** All rents listed in these details are exclusive of rates and services. It is a requirement that rent is paid by Standing Order. The buildings are not vatable but the Licensor does retain the right to elect to do so at any time.
- DEPOSIT:** A refundable deposit is required from each Licensee, equivalent to one month's rent, payable upon completion of the formalities.
- VIEWING:** By appointment with Terri Forward,
telephone numbers 01892 613492 or 07775 532970 (anytime)

THE PROPERTY MISDESCRIPTIONS ACT 1991

These particulars are intended as a guide only. Their accuracy is neither intended nor is it to be relied upon. Prospective tenants are invited to conduct their own enquiries. Nor do the particulars form part of a contract. Items shown in photographs are NOT included unless specifically mentioned within the particulars. They may however be available by separate negotiation. Please check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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MILL LANE

This plan is not to scale

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