



TO LET

42 London Road
Hailsham, East Sussex BN27 3BU



Key Features

- Situated approx ½ mile from Hailsham town centre
- Located within a popular residential location
- Regular rectangular shaped site
- Potential for variety of uses subject to planning
- Substantial frontage to London Road
- Substantial car park
- Last used for training purposes
- Click [HERE](#) for an aerial tour of the site





Location & Accommodation

Hailsham is an established town with a population of approx. 22,551 (2021 census - up from 20,476 at the 2011 census). It has an established and successful town centre with a number of national occupiers to include Waitrose, Tesco, Asda, Subway, Costa, Boots, Tui and Poundland.

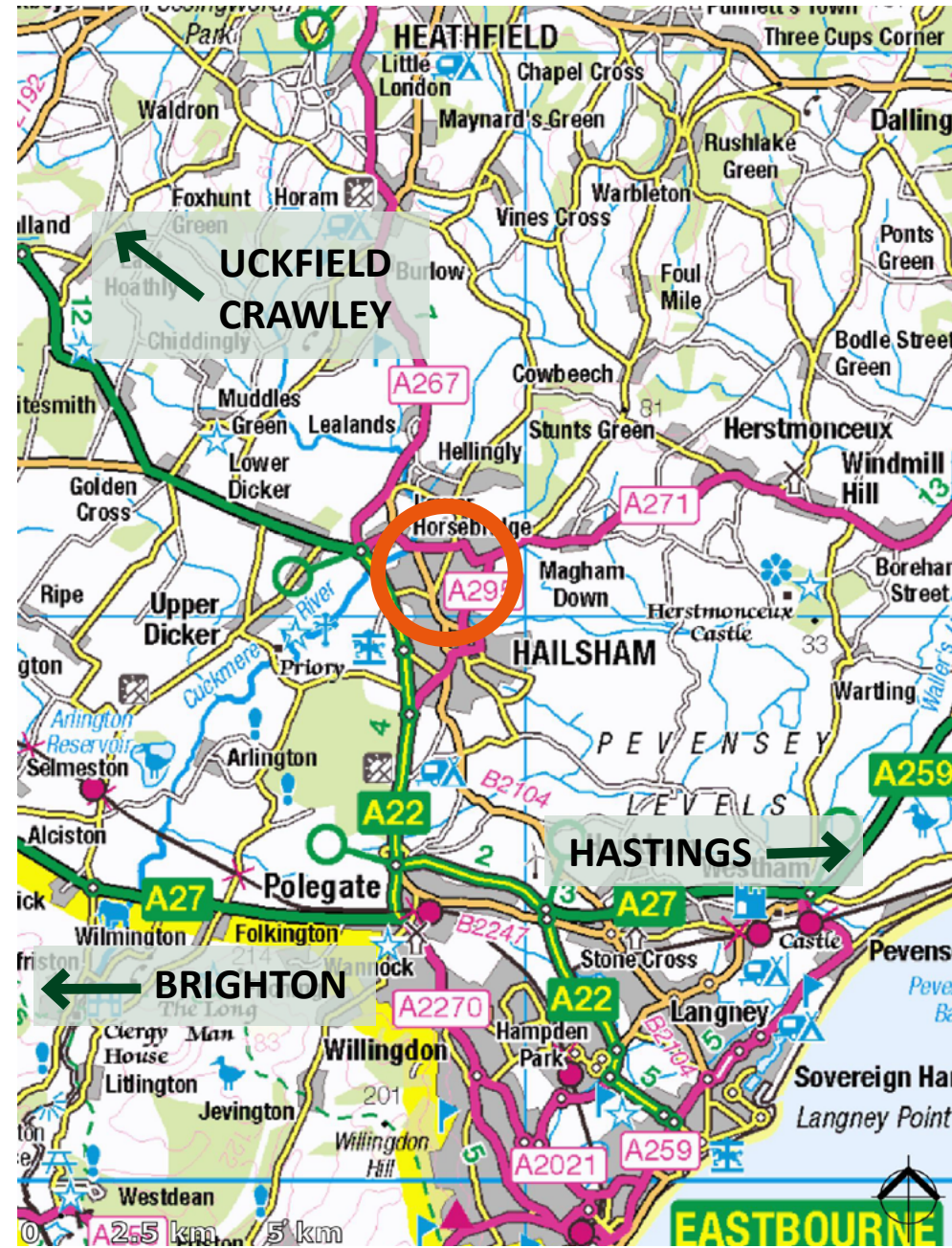
The town is well served by road with the A22 Hailsham by-pass easily accessed to the west of the town. The A22 provides access to Eastbourne to the south together with the A27 and the A259 providing eastwest access to Brighton to the west and Hastings to the east.

Polegate station is located approximately 3 miles to the south, with regular services to London, Brighton and Eastbourne.

We have measured the Gross Internal Area of the existing buildings to comprise the following approximate floor areas:

Building	Floor	Sq Ft	Sq M
Firstfields former training premises	Lower ground	275	25.59
	Ground	6,694	621.90
	First	2,589	240.53
Outbuilding (not inspected)	Ground	271	25.20
Overall Total		9,829	913.19

NB - The building has potential to be split.





Description

The property comprises a 2 storey building (plus a small basement) arranged as a series of rooms which were last used for a mix of training, offices, meeting/function areas, kitchens, canteens, WCs, etc. See attached plans showing layout.

There is lift servicing the ground and first floors.

The building is set to the rear of the site. To the front of the building there is a large car park and landscaped garden areas.

Within the car park there is an outbuilding to the south east boundary of the site.

Click [HERE](#) for an aerial tour of the site.

Planning

The property was last used as a training centre. The use included office and catering functions. We believe the established use comprises a mix of F1 and E uses under the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





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Rateable Value

Rateable Value (2023): TBC

Terms

The property is available as a whole or in parts on new full repairing and insuring leases.

Rent on application.

EPC

We understand the property to have an EPC rating of D (76).

Legal Fees & VAT

Each party to bear their own legal costs incurred.

Rents and prices are quoted exclusive but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the sole agents Flude Property Consultants:

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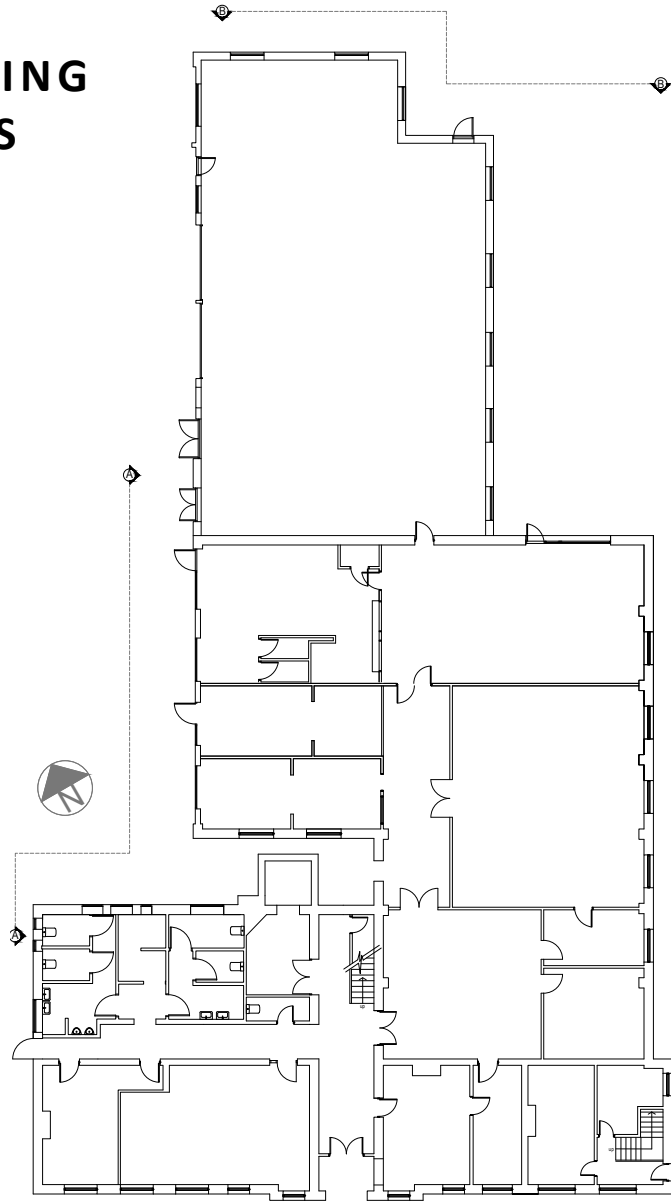
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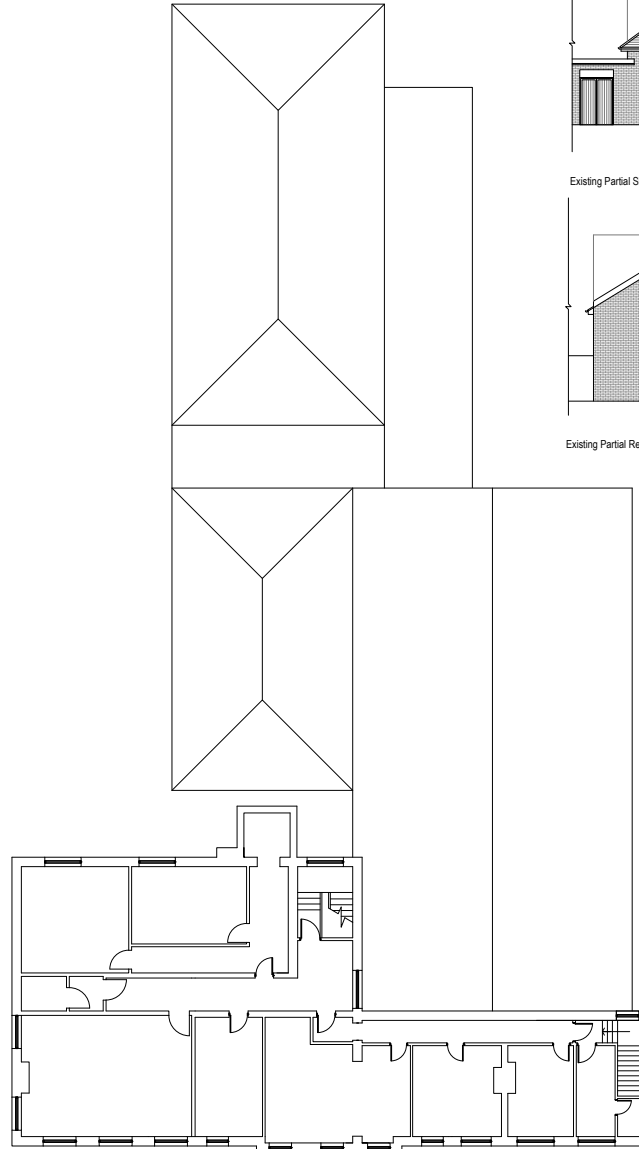




EXISTING PLANS



Existing Ground Floor Plan 1:100



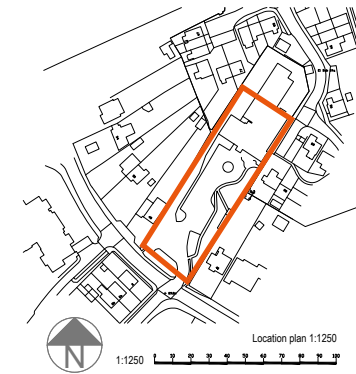
Existing First Floor Plan 1:100



Existing Partial Side Elevation AA 1:100



Existing Partial Rear Elevation BB 1:100



Location plan 1:1250

bpmnet Architectural Services Ltd.

client	Hatley Estates		
project	42 London Road Hailsham BN27 3BU		
project ref.	2908	Drawing No.	01
drawing title	Existing		
drawn by	J Boysby others		
date	Mar 24	scale	1:100 @ A1
	www.bpmnet.co.uk info@bpmnet.co.uk		

On the scale of drawing, check all given dimensions against all dimensions on site before all works with current building work is commenced. BS 1192:2014

1:100 0 1 2 3 4 5 6 7 8 9 10m