



Unit 39 Cradle Hill Industrial Estate
Cradle Hill Road, Seaford BN25 3JA

TO LET

LIGHT INDUSTRIAL / WAREHOUSE UNIT 97.5 SQM (1,050 SQ FT)

Key Features:

- Situated on an established industrial estate
- Within 1/2 mile of A259 South Coast Road
- Roller shutter loading door
- Forecourt parking and loading area
- Rent £7,350 per annum





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Location

The property is located on the established Cradle Hill Industrial Estate, which is the main industrial estate in Seaford, situated to the north of the town off the Alfriston Road via Cradle Hill Road.

Seaford is located about 13 miles east of Brighton and 9 miles west of Eastbourne.

Accommodation

The property comprises a mid-terraced purpose built brick block work light industrial / warehouse unit.

The accommodation is arranged over ground floor with the benefit of a mezzanine floor, roller shutter door and car parking spaces at the front.

We have measured the existing accommodation to have the following approximate gross internal floor area:

	Sq Ft	Sq M
Unit 39	1,050	97.54

EPC

We understand the property has an EPC rating of C (63)

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses.

We understand that the property has been used predominantly for storage, distribution and administration uses. We therefore anticipate the established / consented use to be a mix of B8 warehouse and Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £7,350 per annum.

Business Rates

Rateable Value (2023): £6,600

VAT

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

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Viewings strictly by appointment with sole agents Flude Property Consultants:

Will Thomas

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Aaron Lees

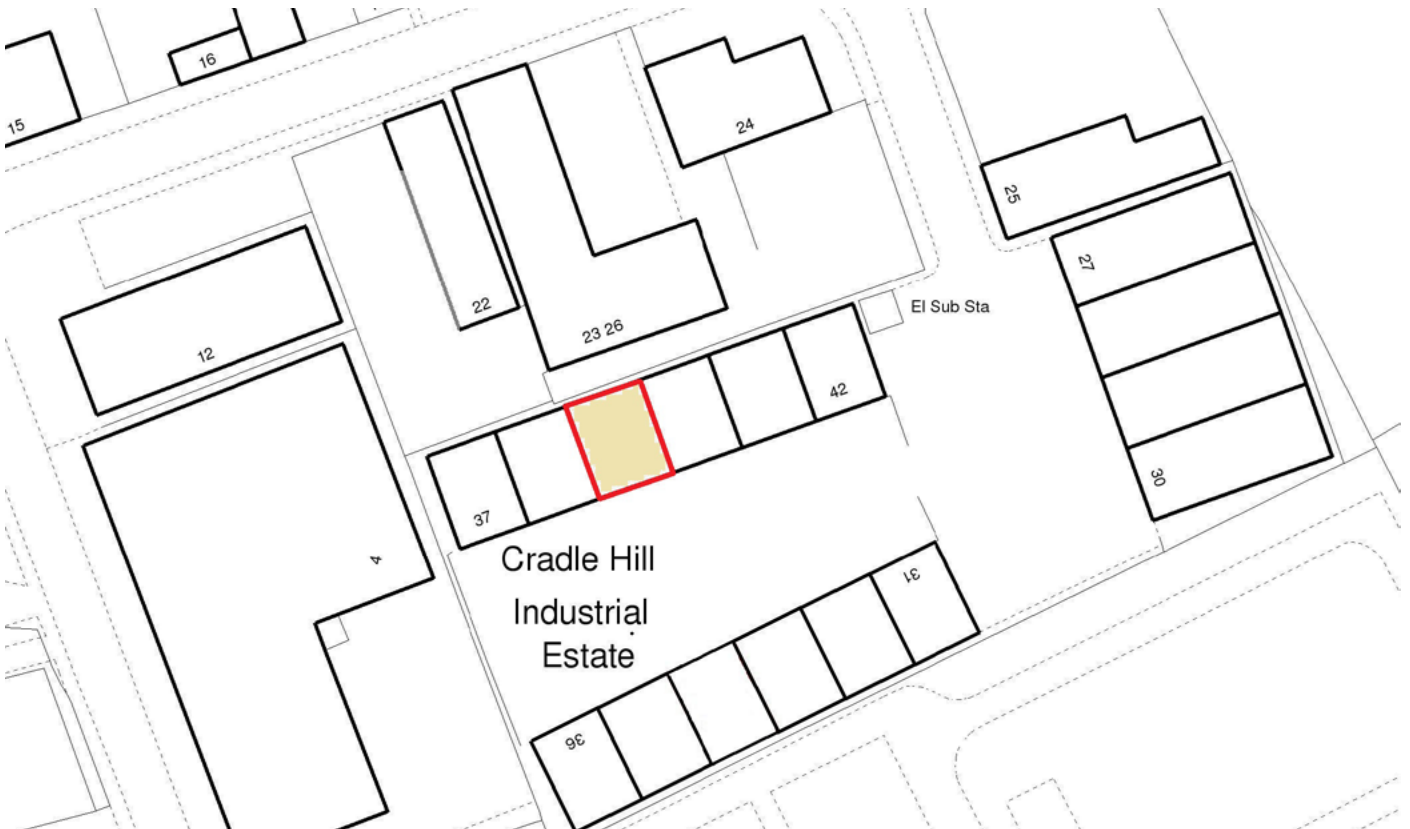
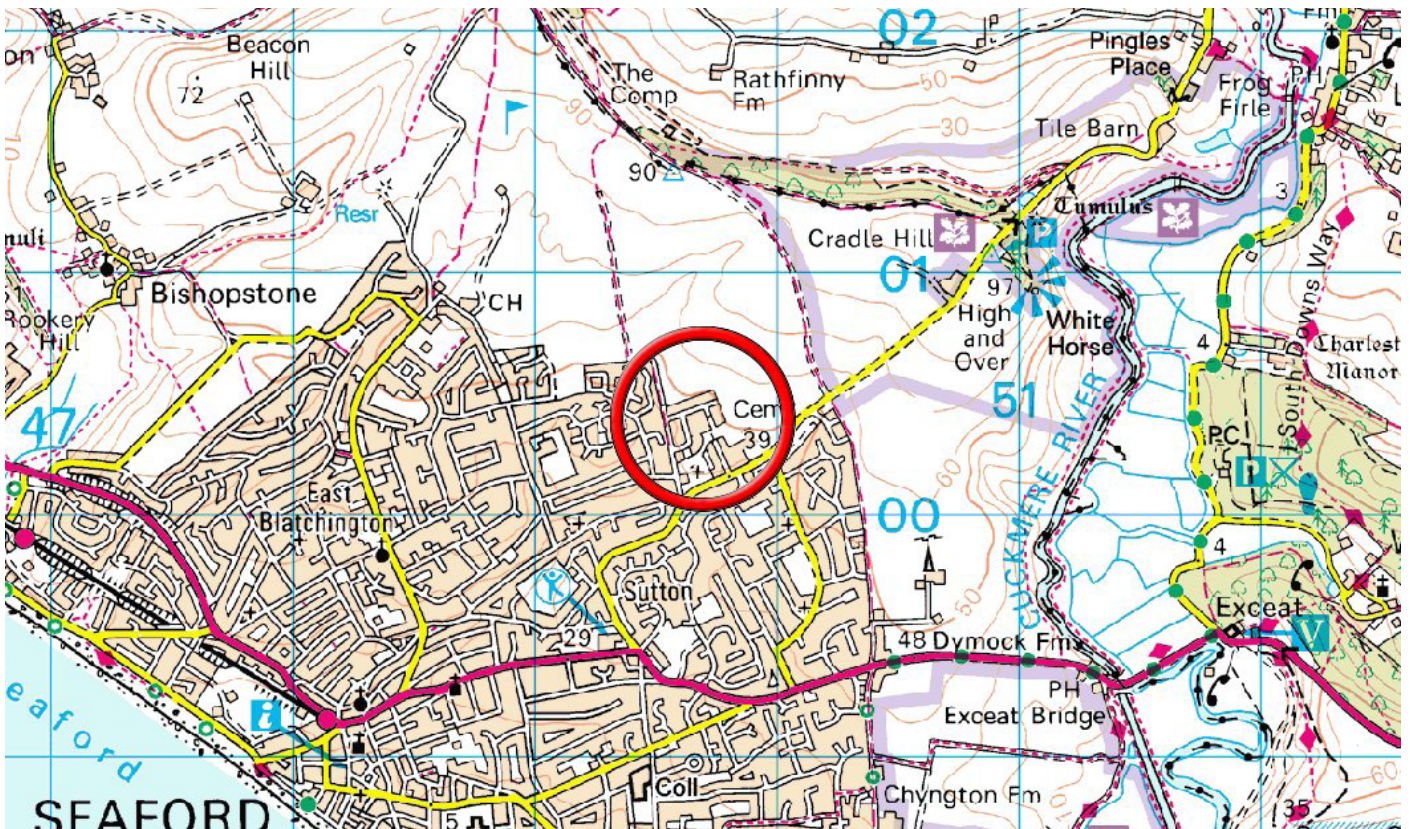
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For identification purposes only.