



FOR SALE

**1-9, IVYHOUSE LANE, HASTINGS
EAST SUSSEX, TN35 4NN**

102,386 sq. ft. / 5.8 acres | Industrial Unit

Boldmore.

SUMMARY



- Substantial south coast freehold industrial opportunity situated in the Ivyhouse Lane industrial area of Hastings.
- Currently used as a distribution centre by a national logistics operator.
- Excellent strategic location, with quick access to the A21 and A259, providing easy transit to the rest of the south east.
- Total site area of 5.8 acres.
- Industrial accommodation comprising 102,836 sq. ft.
- Opportunities for owner occupation, refurbishment and letting or redevelopment.
- Offers in excess of £4,100,000 (exclusive of VAT), representing a low capital value of approximately £40.00 per sq. ft.

DESCRIPTION

The property comprises an extensive steel framed industrial unit comprising a total floor area of 102,826 sq. ft.

There is an additional detached garage building comprising approximately 2,146 sq. ft.

The property benefits from the following:

- Eaves height of 7.25 metres.
- Dock level loading.
- 23 demised parking spaces.
- Low site cover, with ample yard provision.



ACCOMMODATION

Ground Floor Warehouse (GIA)	90,887 sq. ft. / 8,444 sq. m.
First Floor Offices (GIA)	9,803 sq. ft. / 911 sq. m.
Detached Garage (GIA)	2,146 sq. ft. / 199 sq. m.
Total (GIA)	102,836 sq. ft. / 9,554 sq. m.





LOCATION

Hastings is a prominent town situated on the south coast, 70 miles from Central London, within East Sussex. In addition to a growing local economy, the town has long been associated with a strong tourist presence, with the industry generating c.£385m in 2019. Hastings is situated approximately 8 miles from Bexhill, 10 miles from Rye, 30 miles from Brighton and 24 miles from Eastbourne.

The town is allocated as one of 26 in the UK to receive a share of the government's £3.1b Towns Fund, aiming to stimulate the local economy and will benefit from a £24.3m growth injection.



SITUATION

The site occupies a prominent location on the edge of the Ivyhouse Lane Industrial Estate, an established industrial area. The site is approximately 3 miles from Hastings town centre. The site is situated close by to both the A21 and A259, providing access to the wider south east.

PROPOSAL

Offers in excess of £4,100,000 (Four Million, One Hundred Thousand Pounds) exclusive of VAT.

TENURE

Freehold, with vacant possession.

CONTACT

James Hogg

Boldmore

M: 07901 333 789

T: 020 7459 4580

E: jh@boldmore.co.uk

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Boldmore Real Estate Limited, 85 Great
Portland Street, London, W1W 7LT

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