



Former Sheds
Lower Dicker, Hailsham, BN27 4AT

TO LET

Prominent Roadside Warehouse and Secure Yard 9,398 sq ft / 873.07 sq m

Key Features:

- Good visibility on A22 and ideal logistical location
- Warehouse unit and secure yard to rear
- Flexible mix of business space available
- Could be split into separate warehouse and yard
- Available by way of new lease
- Warehouse Rent £50,000 per annum
- Available from November 2025





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Location

The property is located in Lower Dicker on the A22 just outside the busy town of Hailsham.

The A22 runs between London and Eastbourne and carries significant traffic flows on a daily basis.

Description

The property comprises of a freestanding industrial warehouse, with 2 sets of roller shutters.

To the rear of the site is an area of circa 13,000 sq ft yard which is in the process of being cleared. There is also an office which is being refurbished.

Accommodation

WAREHOUSE - Concrete frame warehouse - 9,373 sq ft

OUTBUILDINGS - Various options available

YARD - Mix of available space - up to 13,000 sq ft

OFFICE - Undergoing refurbishment - 1,364 sq ft

The landlord is installing a new WC block opposite the unit within the yard.

EPC

We understand the property has an EPC rating of D.

Planning

We believe the property benefits from Class E Use but interested parties should satisfy themselves in this regard.

Terms

The property is available to let by way of new lease which is to be negotiated.

Can be let separately or as one.

Warehouse - £50,000 per annum

Yard - £26,000 per annum

Office - £12,000 per annum

VAT

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

Legal Fees

Each party to bear their own legal costs incurred.

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.

Viewings and Further Information

Please contact sole agents Flude Property Consultants:

Will Thomas
w.thomas@flude.com
01273 740398
www.flude.com



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