



Unit 2 42 London Road
Hailsham, East Sussex, BN27 3BU

TO LET

Self Contained and Secluded
Business Unit with Parking
1,033 sq ft / 95.97 sq m

Key Features:

- Situated approx. ½ mile from Hailsham town centre
- Located within a popular residential location
- Good parking provision
- Suitable for office, industrial, warehouse and other commercial uses subject to planning
- New FRI lease available
- To rent £15,000 pax





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Location

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.

Description

Open plan business unit with vaulted ceilings and good parking. Suitable for office, industrial, warehouse and other commercial uses subject to planning.

Accommodation

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground floor	1,033	95.97
Total	1,033	95.97

EPC

We understand the property has an EPC rating of D (99) (expiry date - 03/01/2029).

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.

25 March 2026

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. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. The unit forms part of wider premises that were last used some years ago for training purposes.

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

Terms

Available to let on a new full repairing and insuring lease for a term to be agreed at a commencing rent of £15,000 per annum exclusive.

Business Rates

Rateable Value (2026): To be assessed

VAT

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

Legal Fees

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

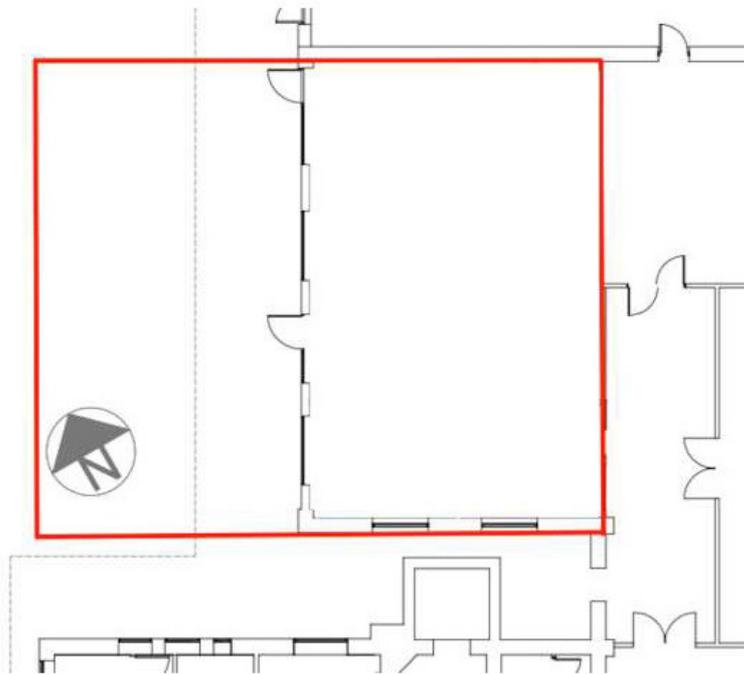
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Floor Plan



For identification purposes only.