

14,108 sq ft (1,310 sqm)



**INDUSTRIAL/WAREHOUSE UNIT**

**TO LET/FOR SALE**



**Unit 6 & 7 Cradle Hill Industrial Estate, Cradle Hill Road, Seaford,  
BN25 3JE**

- Large yard area
- Substantial two storey premises

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## Unit 6 & 7 Cradle Hill Industrial Estate, Cradle Hill Road, Seaford, BN25 3JE



### LOCATION:

Seaford is situated on the A259 South Coast Road thirteen miles to the east of Brighton. The town has a population of 22,000 and is located within the District of Lewes, which has a population of 92,000. Rail services to London Victoria are available in approximately 1 hour 13 mins.

Cradle Hill Industrial Estate is located to the north of Seaford being the principle employment site in the town. It is accessed off the Alfriston Road via Cradle Hill Road. Other occupiers on the estate include Parker building supplies, Brighton electrical assemblies, Wynnes and Seaford fencing and Everett tiles Limited. The estate is managed by Lewes District Council.

A location plan can be viewed online through Google Maps by typing in the following postcode: **BN25 3JE**.

### DESCRIPTION:

This substantial property was constructed in three phases with the original building being constructed in the mid 1970s. The unit is predominantly brick built with double glazed windows/doors and steel profile cladding and roof system. The property has three loading doors to the side and rear, a variety of partitioned offices together with a predominantly open plan large central area on both ground and first floors. In addition a goods lift operates between the two floors. We understand the building has a substantial power supply and benefits from skyline heating and cooling units.

### ACCOMMODATION:

Ground floor: in all	7,199 sq ft (668.79 sqm)
First floor: in all	6,909 sq ft (641.89 sqm)

**Total floor area: 14,108 sq ft (1,310.68 sqm)**

Ground floor internal height:	3.34 metres
First floor internal height:	2.73 metres

NB the first floor is a solid concrete reinforced floor.

### LEASE:

The building is available on a new lease for a term to be agreed. Details upon request.

### GUIDE RENT:

£70,000 per annum exclusive.

### LONG LEASE:

The long lease of the building which expires in 2068 may also be available. Details upon request.

### VAT:

To be confirmed.

### BUSINESS RATES:

We have been informed by the Valuation Office Agency website that the premises have a current rateable value of £45,000. This will make the current Business Rates payable for 2016/2017 approximately £22,365 per annum based on the multiplier of 49.7p.

### VIEWING:

By prior appointment through sole letting agents Oakley Commercial.

### CONTACT:

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**Please note: Oakley Commercial and Oakley Residential prepare Sale & Letting particulars diligently and all reasonable steps are taken to ensure they are correct. neither a seller nor a landlord nor the company will, however be under any liability to any purchaser or tenant in respect of them (If a property is unoccupied, the company may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold).**

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Unit 6 & 7 Cradle Hill Industrial Estate, Cradle Hill Road,  
Seaford, BN25 3JE



**Energy Performance Certificate**  
Non-Domestic Building



Unit 6-7 & Part of 10  
Cradle Hill Industrial Estate  
SEAFORD  
BN25 3JE

**Certificate Reference Number:**  
0020-0436-6069-3673-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**70** This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1276  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 62.57

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**29**

If newly built

**86**

If typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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