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Superb Freehold Business Opportunity
Considerable Development Potential Subject To Planning
Factory /Warehouse 22,235 sq ft + Live/Work Unit
Approx. 2.2 Acres Adjoining Battle Mainline Station Car Park
SENLAC STORAGE, MITRE WORKS
STATION APPROACH, BATTLE TN33 0DF



LOCATION

Battle is a town situated approx. 5.9 miles north of Hastings. The A21 is 2.4 miles to the east of the site via Marley Lane. Station Approach is approx. 0.5 miles to the east from Battle Abbey and the High Street. The site is accessed from Station Approach, lying behind Telham House flats & health centre. Part of the site backs onto houses in Marley Lane.

ACCOMMODATION

The property comprises a former manufacturing unit currently used for storage and includes considerable open display/parking areas together with a live/work unit, formerly offices. In more detail the property is arranged as follows:

Main building

Steel framed building with some brick to elevations.



Factory area

Depth 211' 9" (64.5 m)
Internal width 96'9" (64.5 m)
20,487 sq ft (1,903.2 sq m)

Side section

18'9" x 80'9" (5.7m x 24.6m)
1,514 sq ft (140.7 sq m)

continued

■
SHOPS
■
OFFICES
■
FACTORIES
■
WAREHOUSES
■
INVESTMENTS
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LAND
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VALUATIONS
■
SURVEYS
■
RENT REVIEWS
■
LEASE RENEWALS
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RATING
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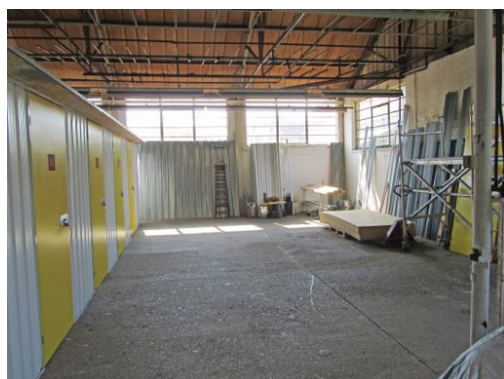
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2. Mitre Works, Battle

Eaves height ~12'9" (3.9m)
Height to underside horizontal
beams ~12'9" (3.9m)



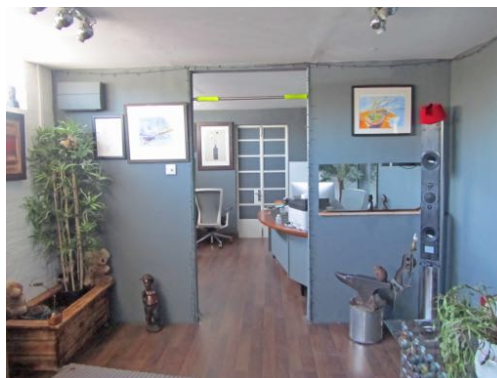
Part suspended ceilings, corrugated profile roof with some glass panels providing natural light.

Toilet block

10'6" x 22'3" (3.2m x 6.8m)
234 sq ft (21.7 sq m)

Comprises vanity unit with 5 hand basins, 3 urinals + 3 separate w.c.s.

Within the overall is a small coffee shop area + a partitioned office



Total Overall Area 22,235 sq ft (2,065.6 sq m)

Live/Work unit

Separate 2-storey adjoining main building, formerly offices.

Ground floor

29'9" x 20' (9.1m x 6.1m)
595 sq ft (55.3 sq m)

Triple aspect with windows overlooking southwest facing patio, wood effect floor, large L-shaped kitchen unit with gas cooker point + extraction.



Lobby leading to utility room 9' x 8'9" (2.7m x 2.7m) + plinth 6'3" x 4' (1.9m x 1.2m).

Stairs from lobby to:

continued



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Accred. No. A6545



Membership No. T01611

Although every effort has been made to ensure the accuracy of these particulars, no responsibility is assumed to purchasers for their accuracy and they are not intended to form the basis of any contract and not to be relied on as statements or representations of fact. All properties are offered subject to contract and to their availability.

3.

Mitre Works, Battle



1st floor

(Not inspected)

Approx. 590 sq ft (54.8 sq m)

Comprises 3 bedrooms + bathroom.

N.b.

The property is connected to mains gas and the live/work unit has gas central heating. There is mains drainage + an electricity substation onsite.

Outside

There is a tarmacaded area from Station

Approach giving access to the loading doors and live/work unit providing some car parking. The main car park in this area is approx. 89' x 95' (27m x 29m) - 8,455 sq ft (785.5 sq m).



There is a sloping driveway with secure lockable gates leading to a top car park/ open display area approx. 230' x 76' (70m x 23m) - 17,480 sq ft (1,624 sq m) which is gravelled hard core surfaced. Useful for display, storage of containers, additional parking etc.

This leads to a gently sloping grassed area behind the main building, approx 135' x 76' (41m x 23m) - 10,260 sq ft (953 sq m)

Total open area ~ 36,000 sq ft (3,344 sq m)

Entire Site Area including buildings ~2.2 acres (0.89 hectares)

PLANNING/DEVELOPMENT

Under Application No. RR/2012/1295 planning consent was granted for change of use of the office building to a mixed C3 residential and B1 office. This was to provide a live/work unit with associated parking and amenity space. The same application confirmed permanent B8 use for the main building with associated parking.

The site has considerable potential for future development either commercial or residential including large storage uses, possible supermarket, additional industrial units or residential subject to any necessary consents.

4.

Mitre Works, Battle

A house on Marley Lane which adjoins the site, called Marlow, is also owned by the same Vendors which, subject to planning, could provide an additional access directly from Marley Lane into the top area of the site. This could be available by separate negotiation if required.

PRICE

£3 million (£3,000,000) with full vacant possession upon completion.

RATES

Local Authority: Rother

UBR (21/22): 51.2p

Rateable value : £57,000

VAT

Under the Finance Act 1989 VAT may be chargeable on the price. It is recommended that a prospective purchaser should make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

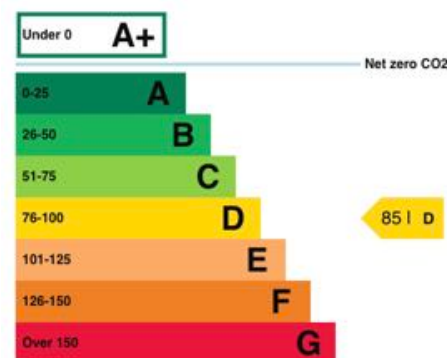
SERVICES

The mention of any appliances and/or services in these details does not imply they are in full and efficient working order.

VIEWING

Strictly by prior appointment with sole agents, **Lawson Commercial**.

211805



5.

Mitre Works, Battle

