



Unit 47-48

Mountney Bridge Business Park, Pevensey, BN24 5NJ

**Modern end of terrace
double sized
warehouse/industrial unit on
established trading estate in
Westham, Eastbourne
Rent £37,500pa**

342 sq m
(3,681.26 sq ft)

- Established trading estate
- 2 interconnecting units to be let as one
- End of terrace
- Excellent security with roller shutter doors over personal access doors
- Available now
- Other tenants include Lookers Mercedes Benz
- Up to half year rent free in year one

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Summary

Available Size	342 sq m
Rent	£37,500 per annum
Rateable Value	£27,500
Service Charge	There is a service charge levied for contribution towards shared areas including landscaping
EPC Rating	Upon enquiry

Description

Located in phase II of the development, unit 47/48 comprises a ground and first floor double unit being end of terrace and therefore benefiting from windows along the side elevation. Ground floor internal width 16.6m (54'6") depth 13.4m (44') - 222.4 sq m (2398 sq ft) plus mezzanine floor, arranged as offices, open plan store area, kitchen, cloakroom with shower, overall 119.6 sq m (1294 sq ft). 2 roller shutter doors to front plus 2 x personal access doors each with electric roller shutter doors over.

New lease available on normal full repairing and insuring basis. There is a service charge levied for contribution towards shared areas including landscaping. We are advised VAT is charged on the rent, service charge and rental deposit.

All lettings at the development are excluded from the renewal provisions of the Landlord and Tenant Act 1954.

Available now for immediate occupation

Location

Mountney Bridge Trading Estate is a busy trading estate with this unit being located in phase II of the development in the parade immediately behind Lookers Mercedes Benz. The estate is close to Eastbourne town.



Viewing & Further Information



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