



Unit 53

Mountney Bridge Business Park, Pevensey, BN24 5NJ

**Modern
warehouse/industrial unit on
established trading estate -
Rent £20,856pa**

171.20 sq m
(1,842.78 sq ft)

- Established trading estate
- Modern terraced unit with part mezzanine floor
- Parking provided to front and side
- New lease available

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Summary

Available Size	171.20 sq m
Rent	£20,856 per annum
Business Rates	Upon Enquiry
EPC Rating	E

Description

Modern warehouse/industrial unit on established estate. The premises comprise a terraced workshop/industrial unit with the benefit of part mezzanine floor located in Phase II of the estate behind Lookers Mercedes Benz.

Unit 53 – ground floor internal width 8.0m (26' 3") depth 14.3m (47') – 114.4 sq m (1,234 sq ft). Excellent eaves height. Roller shutter door to front plus further shutter door over personal access door. within this space has been created a kitchen fitted with stainless steel sink unit plus base and wall unit. Cloakroom fitted with low level wc and wash hand basin.

Mezzanine floor internal width 8.0m (26") depth 7.1m (23' 3") – overall 56.8 sq m (610 sq ft). arranged as 2 rooms each with air conditioning unit and fitted with suspended ceiling having inset lights & carpet.

Total overall area 171.2 sq m (1,844 sq ft)

Parking provided to the front and side.

New lease available on normal full repairing and insuring basis from 6 years.

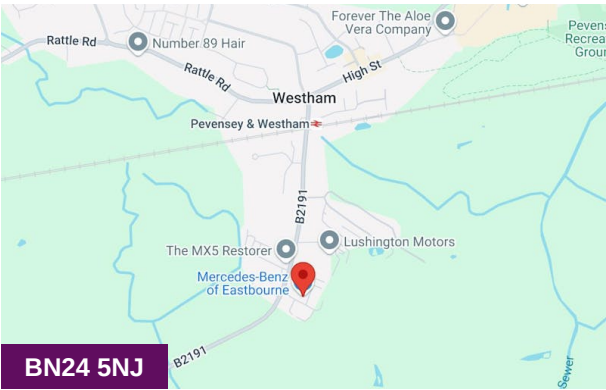
We are advised there is a service charge for contribution towards shared areas

VAT will be charged on the rent and service charge

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

Location

Excellent location on busy trading estate with multi-occupiers including Lookers Mercedes-Benz.



Viewing & Further Information



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