



Unit 37

Mountney Bridge Business Park, Pevensey, BN24 5NJ

**Modern Industrial Unit to let
on established trading
estate with Lookers
Mercedes Benz in the front
unit.
Rent - £20,556pa**

1,850 sq ft
(171.87 sq m)

- Established trading estate
- New lease available
- Other tenants include Lookers Mercedes Benz
- Available now for immediate occupation
- Up to half year rent free in year one

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Summary

Available Size	1,850 sq ft
Rent	£20,556 per annum
Business Rates	Upon Enquiry
Service Charge	£1,245 per sq ft To be confirmed
EPC Rating	D

Description

Unit 37 comprises of a warehouse/industrial unit measuring internal width 8.0m (26'3") depth 14.2m (46'6") overall 113.6 sq m (1220 sq ft). Within this space has been created a lobby area at front with stairs to mezzanine floor plus cloakroom to the rear. Roller shutter door to front plus personal access door. Apex 8.0m, eaves 6.7m. Mezzanine floor 8.0m (26'3") x 7.3 (24') overall 58.4 sq m (630 sq ft). Total overall area 172.0 sq m (1850 sq ft).

New lease available on normal full repairing and insuring basis but excluded from the renewal provisions of the landlord & Tenant Act 1954. There is a service charge for contribution towards shared areas and a security deposit will be required.

Service charge to be confirmed

VAT is charged on the rent, service charge and rent deposit.

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

Available now for immediate occupation

Location

The premises are located on the busy Mountney Bridge Trading Estate at Westham just outside Eastbourne town centre. The unit is located in the parade immediately behind Lookers Mercedes Benz.



Viewing & Further Information



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