



## Unit 15 Edison Road, Eastbourne, BN23 6PT

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Self contained mid terraced Light Industrial Warehouse unit with  
parking & loading on Established Estate

- 18ft Roller shutter door
- Ample Eaves height
- Easy Access to A27
- Open mezzanine Storage area

Summary

Available Size	4,019 to 4,887 sq ft
Rent	£39,950 per annum
Rates Payable	£14,742 per annum
Rateable Value	£27,000
Car Parking	Communal parking and loading to the front of the premises
Estate Charge	We are advised that the Estate is managed by a Local Agent and annual contributions to upkeep of the Estate are required from all occupiers. Account information has been requested.
EPC Rating	E (109)

Description

The premises comprise a mid-terraced factory premises of concrete & steel portal frame construction with brick & steel clad elevations under pitched steel clad roof with the benefit of ample roof lights. Internally the units is arranged to provide a ground floor reception/office with clear open space with male and female W.C's. There is also a steel framed mezzanine providing additional open storage. Externally there is a substantial communal car park and access to the loading area serving a full height 18ft roller shutter door.

Location

The premises are situated in the heart of the main industrial area of Eastbourne on the Highfield Industrial Estate which is situated just off Lottbridge Drive. The A22 London to Eastbourne road, A27 Brighton road and the A259 Coast road are all within yards of the property and Eastbourne town centre is within 1.5 miles. Hampden Park railway station is within ½ mile of the premises.

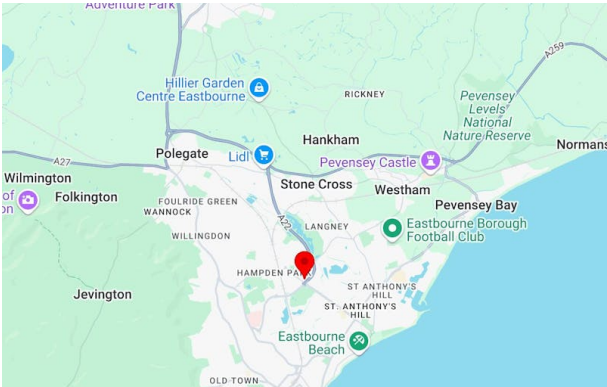
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	4,019	373.38	Available
Mezzanine - Mezzanine Floor	868	80.64	Available
Total	4,887	454.02	

Viewings

Viewing strictly by appointment with the owners agents Bree Prenton 01323-302333 or info@breeprenton.co.uk



Viewing & Further Information

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