



Unit 33-34, Mountney Bridge Business Park, Pevensey, BN24 5NJ

NEWLY REDECORATED INDUSTRIAL UNIT AVAILABLE - TO LET

- Rent - £38,400 pax
- x2 roller shutters
- Three-phase electrics
- On-site parking

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Summary

Available Size	3,713 sq ft
Rent	£38,400 per annum exclusive of rates, bills, VAT and all other outgoings.
Rates Payable	£12,744 per annum
Rateable Value	£29,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (46)

Description

Newly redecorated, double-industrial unit available to let on the Mountney Bridge Business Park in Westham. The unit comprises an open area over ground floor with storage/ office space, S/C and kitchen at first floor level. The unit benefits from three-phase electrics, x2 roller shutters and parking to the front.

Location

Located within the Mountney Bridge Business Estate in Westham. The estate is accessed from Eastbourne Road/ BN219, which provides access north to Westham and South to Eastbourne. Pevensey and Westham Railway Station is a short walk north with Pevensey Castle to the northeast and Eastbourne Borough Football Club to the south. Local occupiers include Mercedes-Benz of Eastbourne, Suttonz, Euro Self Drive and Rebel Rebel Fitness and Treatment, in addition to an array of other local and national occupiers.

Accommodation

The accommodation comprises the following areas:

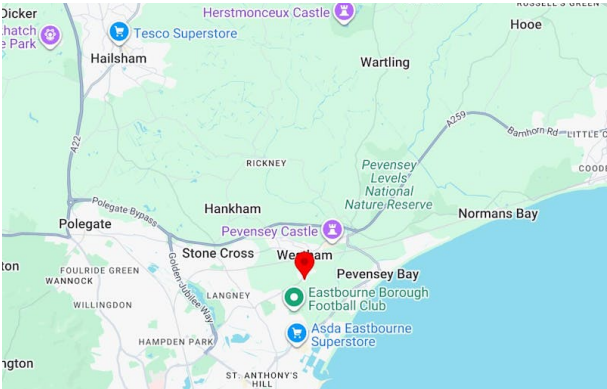
Name	sq ft	sq m
Ground	2,504	232.63
Mezzanine	1,209	112.32
Total	3,713	344.95

Terms

Available by way of new, Full Repairing and Insuring lease. Subject to status, a rental deposit will be required.

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.



Viewing & Further Information

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