Dyer + Hobbis
commercialproperty

To Let



37 Brunel Road, St. Leonards-on-Sea, TN38 9RT

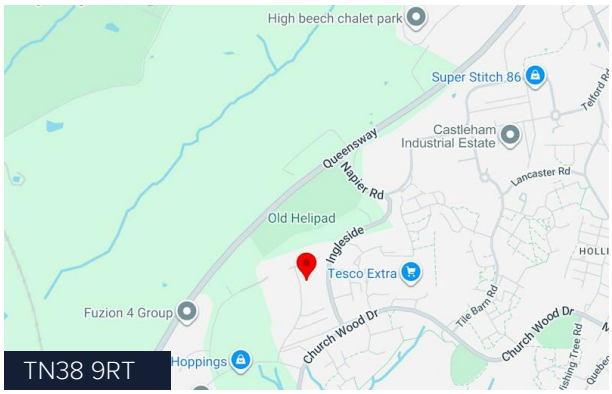
A mid terraced two storey workshop

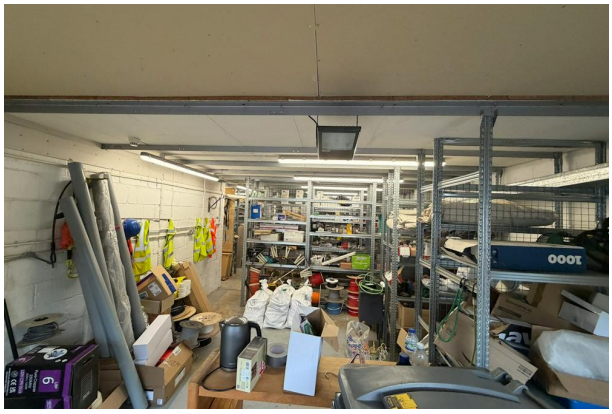
- Roller Shutter loading door
- First Floor offices
- Available December 2026
- To Let at £13,500pa
- Parking to front
- Call for an appointment to view

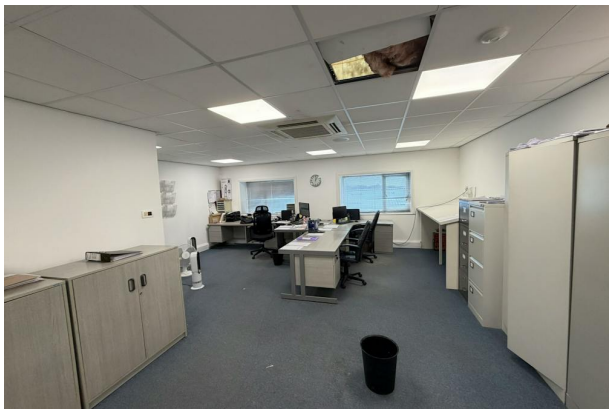
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Summary

Available Size	770 to 1,647 sq ft
Rent	£13,500 per annum
Rateable Value	£11,500
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days







Description

This two storey workshop/office benefits from a roller shutter loading door to the front along with a personal door leading to a staircase to the first floor offices and tea point. There is a WC on the ground floor level.

Location

The property is situated on Brunel Road within the Churchfields Industrial Estate on the north western side of St Leonards on Sea. It benefits from easy access to the link road towards Bexhill and the A259 south cost trunk road.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Workshop/store	877	81.48	Available
1st - Offices/Stores	770	71.54	Available
Total	**1,647**	**153.02**	

Terms

The property is available by way of a new lease by negotiation at a rent of £13,500pa.

VAT may be payable.

Ingoing tenant to contribute towards Landlords reasonable legal costs.

Viewing & Further Information



Alex Hobbis
01424 423 626
ahobbis@dyerandhobbis.com

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