



Unit 2, 371 Bexhill Road, St Leonards on Sea, TN38 8AJ

A self contained workshop/store

- Electric Roller Shutter door
- Newly refurbished
- Internal WC
- To Let at £15,000pa
- Mezzanine storage area
- Call for an appointment to view

Summary

Available Size	1,555 sq ft
Rent	£15,000 per annum
Business Rates	To be confirmed
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

This self contained workshop/storage unit benefits from a new roller shutter door to the front with an internal WC and new staircase to a mezzanine level store.

Location

The property is located off Bexhill Road in St Leonards on Sea. Located between the Ravenside Retail Park of Bexhill and St Leonards town centre it offers good road links to Hastings to the east and Eastbourne to the west.

Accommodation

The accommodation comprises the following areas:

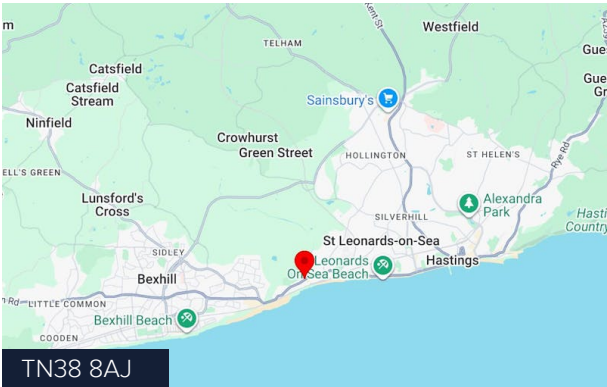
Name	sq ft	sq m
Ground - Workshop/Store	1,005	93.37
Mezzanine - Store	550	51.10
Total	1,555	144.47

Terms

The property is available by way of a new lease by negotiation at a rent of £15,000pa

Ingoing tenant to pay Landlords reasonable legal costs.

VAT may be payable.



Viewing & Further Information



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