



Unit 45

Mountney Bridge Business Park, Pevensey, BN24 5NJ

**Modern Industrial Unit to let
on established trading
estate - Mountney Bridge,
Eastbourne**

1,760 sq ft
(163.51 sq m)

- Established trading estate
- Modern industrial unit/warehouse to let
- Roller shutter door to front
- New lease available

Unit 45, Mountney Bridge Business Park, Pevensey, BN24 5NJ

Summary

Available Size	1,760 sq ft
Rent	£11,520 per annum
Rateable Value	£13,500 Current rateable value (1 April 2026 to present)
Service Charge	£1,148.78 per annum
Car Parking	On-site parking
VAT	Applicable
EPC Rating	B

Description

Unit 45 Mountney Bridge is a single terraced warehouse/industrial unit with roller shutter and personal access door to the front.

There is a fire escape door at rear. The unit is fitted with high bay lighting. A kitchen area has been created within this space with a stainless steel sink unit with base and wall unit and worktop plus cloakroom fitted with low level WC and wash hand basin. Stairs lead to the mezzanine floor arranged as storage area plus 2 separate offices each with window overlooking warehouse.

A new lease is available on a normal full repairing and insuring basis but excluded from the renewal provisions of the Landlord and Tenant Act 1954 at a rent of £11,520pa.

VAT will be charged on the rent and service charge.

Available now

Location

The premises are located directly behind Mercedes Benz on Mountney Bridge Industrial Estate.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,151	106.93
Mezzanine	609	56.58
Total	1,760	163.51



Viewing & Further Information



Alex Roberts
01825 762 222 | 07795 212 798
alex@oldfield-smith.co.uk



Hannah Murphy
01825 762222
hannahm@oldfield-smith.co.uk