



Unit 10, Edison Road, Eastbourne, BN23 6PT

SELF-CONTAINED INDUSTRIAL/ WAREHOUSE SPACE - TO LET

- Rent - £30,000 pax
- LED lighting
- Easy access to A27, A22 & A259
- Suitable for a variety of uses
- New electric roller shutter
- Recently reclad roof with a guarantee

Summary

Available Size	3,732 sq ft
Rent	£30,000 per annum exclusive of rates, bills, VAT and all other outgoings.
Business Rates	TBA
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

Description

Industrial unit over ground floor with a mezzanine. The ground floor comprises a large, open plan area with x2 separate toilets & a large electric roller shutter. The mezzanine comprises an office, kitchen and storage space.

Location

The property is situated on the eastern side of Edison Road, just south of the junction intersecting Whittle Drive. The A22, A27 and A259 are all situated just north of the property, accessible via Golden Jubilee Way, providing access north towards London, East towards Hastings and West towards Brighton. Nearby occupiers include Quantum Motor Services, City Plumbing, Gardner Books, Morrisons, B&Q and Dunelm.

Accommodation

The accommodation comprises the following areas:

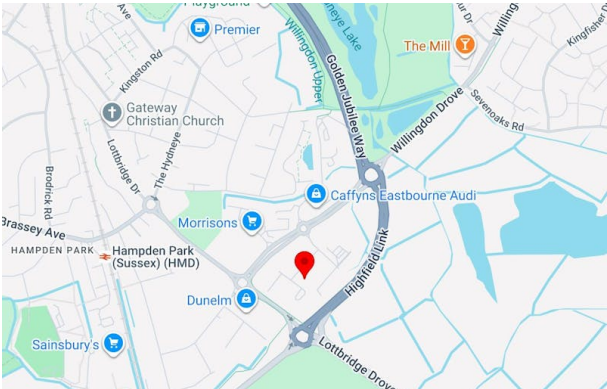
Name	sq ft	sq m
Ground	3,074	285.58
Mezzanine	658	61.13
Total	3,732	346.71

Terms

Available to let by way of a new full repairing and insuring lease for a minimum term of 5 years. 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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