



Unit 35

Mountney Bridge Business Park, Pevensey, BN24 5NJ

**A modern industrial unit
located on an established
trading estate in Eastbourne**

1,826 sq ft
(169.64 sq m)

- New Lease available
- Roller shutter
- On-site parking
- Three-phase electrics

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Summary

Available Size	1,826 sq ft
Rent	£12,528 per annum
Rateable Value	£20,000 Current rateable value (1 April 2026 to present)
Car Parking	On-site parking
VAT	Applicable
EPC Rating	C

Description

The property is a single warehouse/industrial unit with a large open-plan area, partitioned rooms and a mezzanine floor. It has a roller shutter door to the front, along with a kitchen and toilet. There is also office space upstairs, 3-phase electricity and parking at the front.

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 £12,528pa.

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 of the following

Floor/Unit	sq ft	sq m
Ground	1,264	117.43
Mezzanine	562	52.21
Total	1,826	169.64



Viewing & Further Information



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