



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

INDUSTRIAL UNIT AVAILABLE - TO LET

- Three-phase electrics
- On-site parking
- Roller shutter

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

Summary

Available Size	1,747 sq ft
Rent	Rent on application
Rates Payable	£5,832 per annum Subject to status, small business rates relief may be available.
Rateable Value	£13,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (39)

Description

Industrial unit available to let on the Mountney Bridge Business Park in Westham. The unit comprises an open area with W/C and Kitchen to the rear over ground level with office space at first floor level. The unit benefits from three-phase electrics, a roller shutter and parking to the front.

Location

Located within the Mountney Bridge Business Estate in Westham. The estate is accessed from Eastbourne Road/ BN219, which provides access north to Westham and South to Eastbourne. Pevensey and Westham Railway Station is a short walk north with Pevensey Castle to the northeast and Eastbourne Borough Football Club to the south. Local occupiers include Mercedes-Benz of Eastbourne, Suttonz, Euro Self Drive and Rebel Rebel Fitness and Treatment, in addition to an array of other local and national occupiers.

Accommodation

The accommodation comprises the following areas:

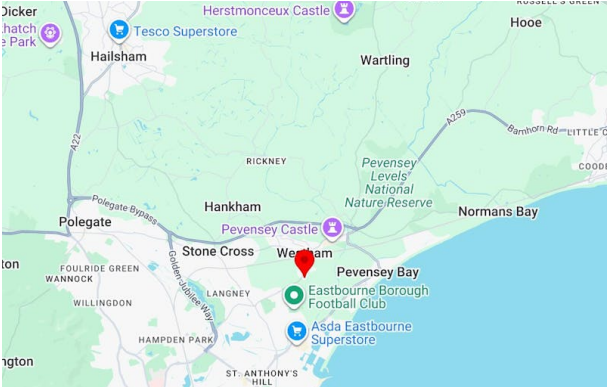
Name	sq ft	sq m
Ground	1,151	106.93
Mezzanine	609	56.58
Total	1,760	163.51

Terms

Available by way of new, Full Repairing and Insuring lease. 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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