



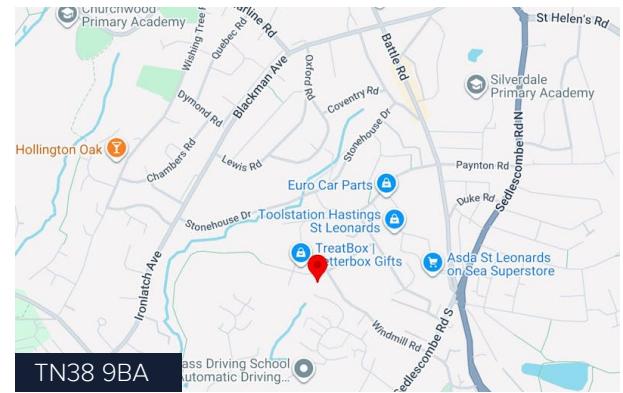
Drury Lane, St. Leonards-on-Sea, TN38 9BA

A detached workshop unit with internal offices and parking

- Lease for assignment
- Workshop and offices
- Ponswood Industrial Estate
- Rent £45,600 pa
- Parking at rear
- Call for an appointment to view

Summary

Available Size	4,186 to 4,925 sq ft
Business Rates	To be confirmed
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days



Description

This detached workshop benefits from internal offices, side loading door, mezzanine storage areas and a good sized parking area to the rear.

Location

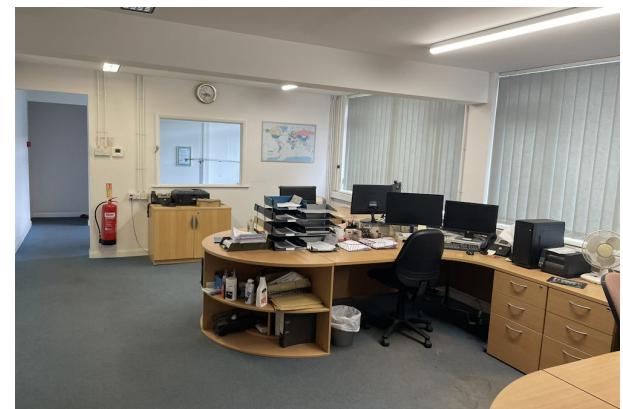
The property is situated close to the junction of Drury Lane and Windmill Road on Ponswood Industrial Estate, St Leonards-on-Sea which is within easy reach of the A259 to the South and the A21 to the North as well as the Hastings Bexhill Link Road. Nearby occupiers include Edmundson Electrical, Howdens, Fowle & Co and other local occupiers.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop/Offices	4,186	388.89
Mezzanine - Stores	739	68.66
Total	4,925	457.55



Terms

The property is available by way of an assignment at a current rent of £45,600pa.

The current lease is 5 years from 29th July 2024.

Ingoing tenant to pay assignors legal costs.

Viewing & Further Information



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