



3 Brunel Road, Churchfields Industrial Estate, St Leonards On Sea, TN38 9RT

A mid terraced Factory/Warehouse on Churchfields Industrial
Estate

- Churchfields Industrial Estate
- Use Class E
- Shared loading area to front
- To Let at £20,000pa
- Internal Office
- Mezzanine storage area and tea point

Summary

Available Size	1,873 sq ft
Rent	£20,000 per annum
Rateable Value	£14,750
EPC Rating	E (111)

Description

A modern industrial unit with off road parking and roller shutter door. There is an internal office to the front of the building with separate door leading to the main workshop/store. There is a separate cloakroom with a small mezzanine store and tea point above.

Location

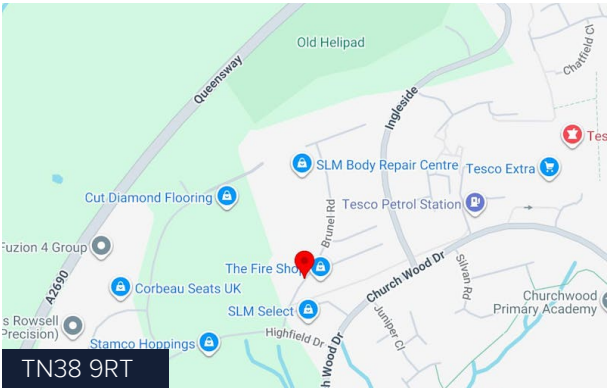
The property is situated on Brunel Road within the Churchfields Industrial Estate on the north western side of St Leonards on Sea. It benefits from easy access to the link road towards Bexhill and the A259 south cost trunk road.

Terms

The property is available by way of a new lease by negotiation at a rent of £20,000pa.

VAT may be payable.

Ingoing tenant to contribute towards Landlords reasonable legal costs.



Viewing & Further Information



Alex Hobbis
01424 423 626
ahobbis@dyerandhobbis.com

More properties @ [dyerandhobbis.com](https://www.dyerandhobbis.com)