



82 Castleham Road, St. Leonards-on-Sea, TN38 9NT

A warehouse/workshop unit in St Leonards on Sea

- Front Office space
- Loading/Parking to front
- Castleham Industrial Estate location
- To Let at £45,000pa
- Roller shutter loading door
- Call for an appointment to view

Summary

Available Size	5,042 sq ft
Rent	£45,000 per annum
Rateable Value	£32,000
EPC Rating	E (111)

Description

A mid terraced industrial unit with private yard and loading area at front. The property benefits from internal offices and WCs. The main warehouse has an eaves height of 4.5m and is accessed via a roller shutter door from the front.

Location

The property is located within the Castleham Industrial Estate on the outskirts of north western St Leonards on Sea. The property has easy access to the new link road to the A259 South Coast Trunk Road leading to Eastbourne and Brighton to the west and the A21 to the north towards Tunbridge Wells and London.

Accommodation

The accommodation comprises the following areas:

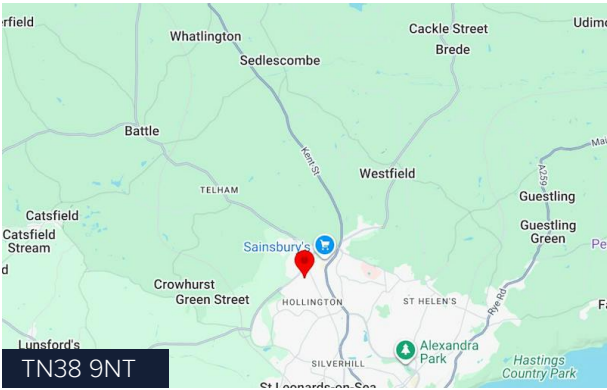
Name	sq ft	sq m
Ground - Main Workshop/Store	4,252	395.02
Ground - Front Offices	790	73.39
Total	5,042	468.41

Terms

The property is available by way of a new lease by negotiation at a rent of £45,000pa

Ingoing tenant to contribute towards Landlords reasonable legal costs.

VAT is payable.



Viewing & Further Information



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