

UNITS TO LET
2,813-18,628 sq ft
(261.3-1730.6m²)



**PROMINANT LOCATION
CLOSE TO EASTBOURNE
TOWN CENTRE**



**TO BE FULLY
REFURBISHED**



**TRADE COUNTER
POTENTIAL**



*INDICATIVE IMAGE

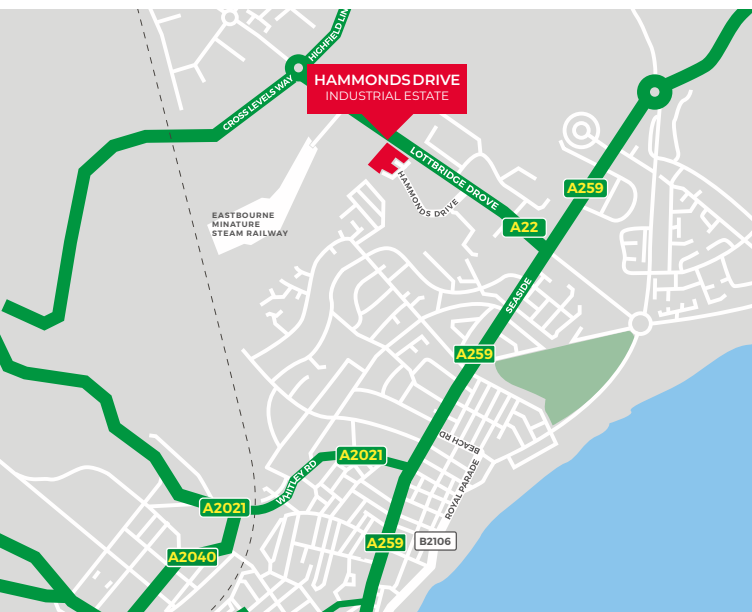


www.ipif.com/eastbourne

INDUSTRIAL / WAREHOUSE UNITS TO LET

HAMMONDS DRIVE INDUSTRIAL ESTATE
HAMMONDS DRIVE, EASTBOURNE, BN23 6PW





LOCATION

The premises is situated on the established Hammonds Drive Industrial Estate. Other occupiers include Edmundson Electrical Limited, Brandon Tool Hire, Carpentryright and Phase Electrical Distributors Limited. The estate is at the end of Hammonds Drive situated off Lottbridge Drive.

DESCRIPTION

The premises comprises industrial/warehouse units of steel portal frame construction under a pitched roof. The units specification vary but broadly comprise of a steel roller shutter loading door, WC and parking facilities on site.

SPECIFICATION

- 3 Phase electricity
- WCs
- Heating to office area
- Motorised roller shutter loading bay door
- Separate personnel door
- Fitted ground floor office
- Gas

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

	M ²	FT ²	EPC	RATEABLE VALUE
Unit 50	571.7	6,154	D	£52,000
Unit 52	319.7	3,441	D	
Unit 54	289.5	3,116	D	£16,500
Unit 64	261.3	2,813	D	£17,250
Unit 68	288.4	3,104	D	£20,500
Total	1730.6	18,628		

LEASE TERMS

The unit is available on new full repairing and insuring leases.

SERVICE CHARGE

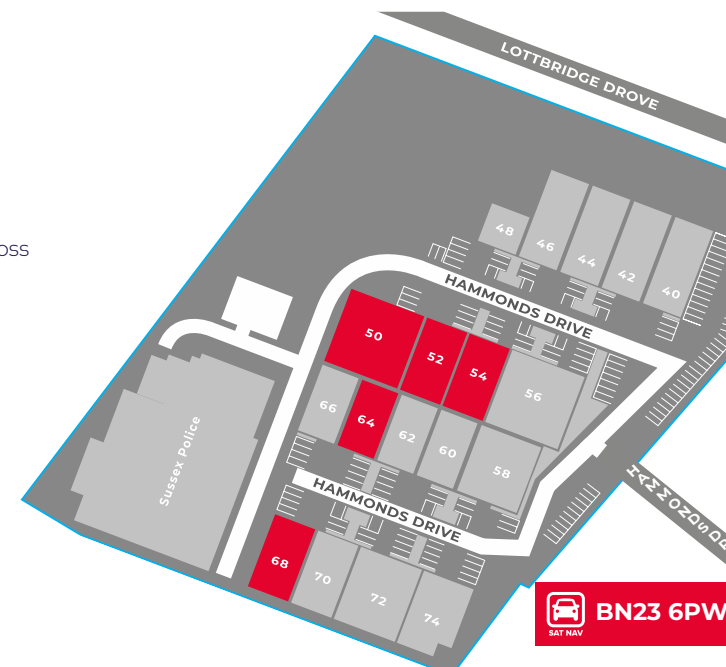
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



VIEWING Strictly by prior arrangement with the agents.

On behalf of the Landlord

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