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**FOR SALE/
TO LET**

INDUSTRIAL AND WAREHOUSE – 11,917 SQ FT (1,107.12 SQ M)

Unit 17, Edison Road, Highfield Industrial Estate, Eastbourne, East Sussex BN23 6PT

DESCRIPTION

- Mid terrace unit
- Minimum eaves height of 4.8m rising to 7.1m
- Manual loading door with 5.2m width and 4.8m height
- Ground floor office with WC's and kitchenette
- First floor space
- 3-phase electric
- Gas supply with blower
- Parking allocation
- Signage opportunities fronting Lottbridge Roundabout

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Footprint	10,674	991.68
First Floor	621	57.72
TOTAL	11,917	1,107.12

RENT

£75,000 per annum exclusive on a new lease on terms to be agreed, direct with the Landlord.

PURCHASE

Long leasehold title (ESX195724) also available to purchase for £750,000 with 999 years from 25/12/1988 (961 years unexpired).

VAT

We understand VAT is not chargeable on the terms.

BUSINESS RATES

[2026 Rateable Value: £71,500](#)

ESTATE CHARGE

Contribution toward wider estate may be applicable.

EPC

[The property has an EPC rating of C.](#)



VIEWINGS –

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