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**FOR SALE**

**INDUSTRIAL AND WAREHOUSE – 3,655 SQ FT (339.59 SQ M)**

**Unit 4 Brampton Business Park, 55 Brampton Road, Eastbourne, East Sussex BN22 9AF**

**DESCRIPTION**

- Warehouse premises
- Excellent yard depth of circa 17m with 5 car parking spaces
- Bin and bike store
- Minimum eaves height of 6m rising to 7.4m
- Spacious estate
- Kitchenette and disabled WC
- 3 phase and gas supply
- Electric roller shutter of 3.6m width x 4.4m height
- Security alarm and fire alarm
- First floor fitted offices with air conditioning
- Popular trading location in Hampden Park off Lottbridge Drove with easy access onto A22 / A27 dual carriageways.

**PRICE**

£550,000 for ESX320375 (Freehold) with Vacant Possession.

**VAT**

We are informed that VAT is NOT to be charged on the quoting terms.

**RATES**

2026 Rateable Value: £41,000

**EPC**

An EPC is being prepared and will be available shortly.

**ESTATE CHARGE**

Details available on request.



**ACCOMMODATION (GROSS INTERNAL AREA)**

|                        | SQ FT        | SQ M          |
|------------------------|--------------|---------------|
| Ground Floor Footprint | 3,255        | 302.41        |
| First Floor Offices    | 400          | 37.18         |
| <b>TOTAL</b>           | <b>3,655</b> | <b>339.59</b> |



**VIEWINGS –**

Max Perkins

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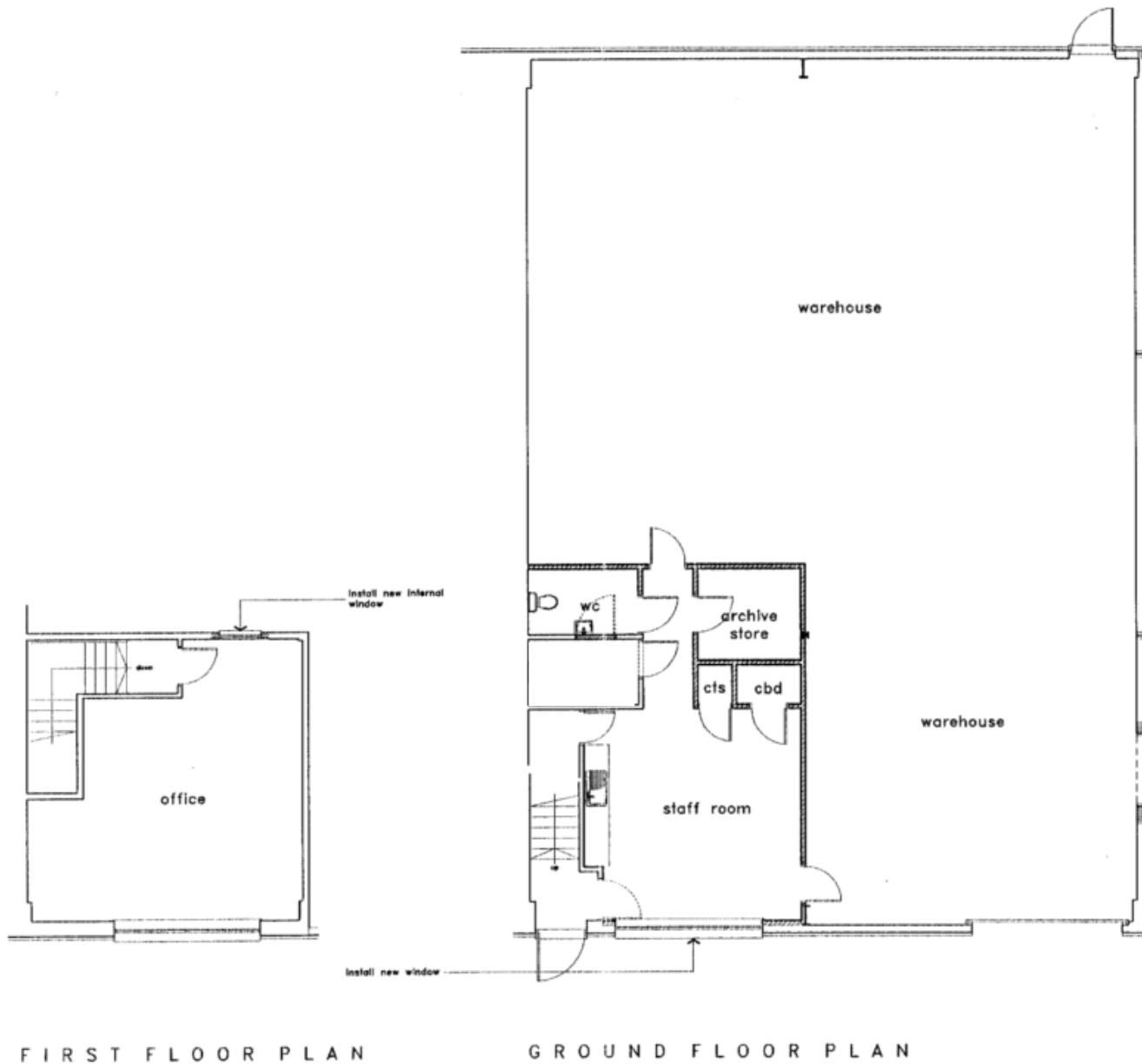
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## VIEWINGS –

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