

Unit 5 Marshall Road, Eastbourne BN23 6QU

12,020 sq ft unit To Let/For Sale



**Morrisons**  
Since 1899

**B&Q**



**PUREGYM**

**halfords**

**Dreams**

**Dunelm**

Lottbridge Drive

**TO LET / FOR SALE**

fludes carpets



## LOCATION

- Eastbourne is a major coastal town in East Sussex approximately 20 miles east of Brighton and 55 miles south of London
- The town has a population of just under 104,000 with Lottbridge Drove forming the main industrial and retail warehouse area for the town.
- The A22, adjacent to the site, benefits from 32,771 daily passing vehicles whilst Lottbridge road benefits from 26,000 daily vehicles
- Population catchments within a 10 and 20 minute drive equate to 121,332 and 189,840 respectively

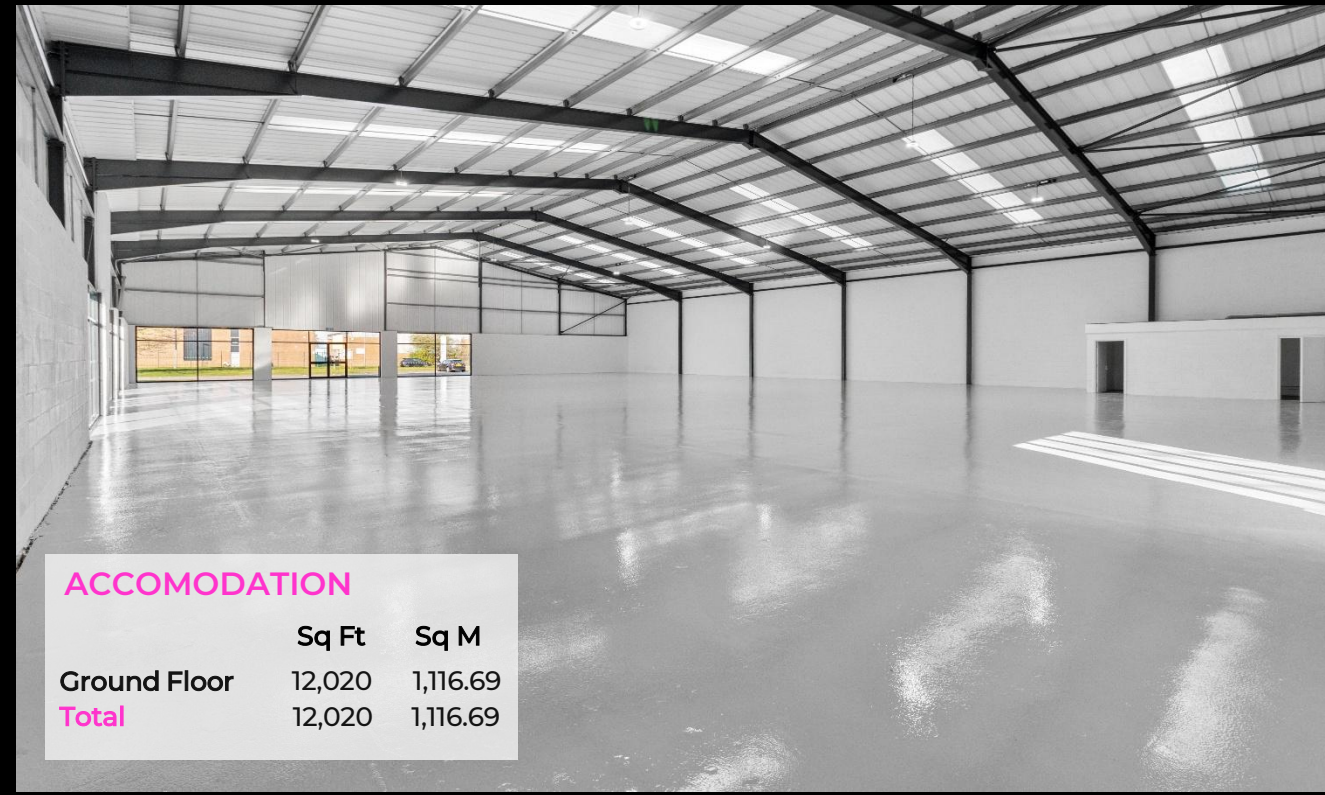
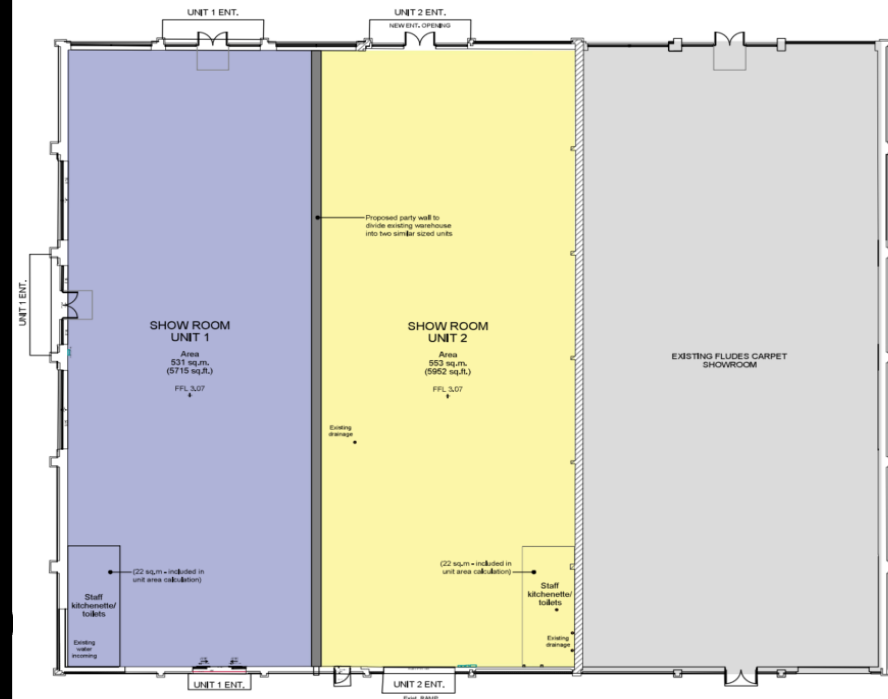
## DESCRIPTION

- Subject unit comprises 12,020 sq ft GIA and forms part of a terrace of two units with immediate occupiers including Flude Carpets & Dunelm
- A modern warehouse building in FRI condition
- Warehouse eaves height ranging from 5.5m up to 8.45m.
- Ample parking to the front, side and rear
- Extensive refurbishment undertaken to the roof, cladding and coating
- Further details upon request



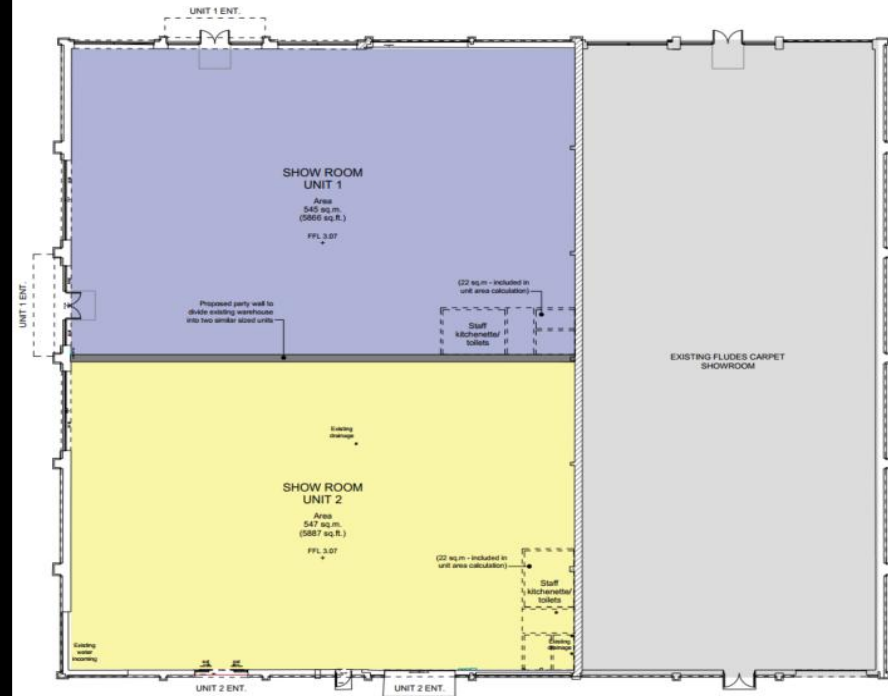
## OPTION TO SPLIT

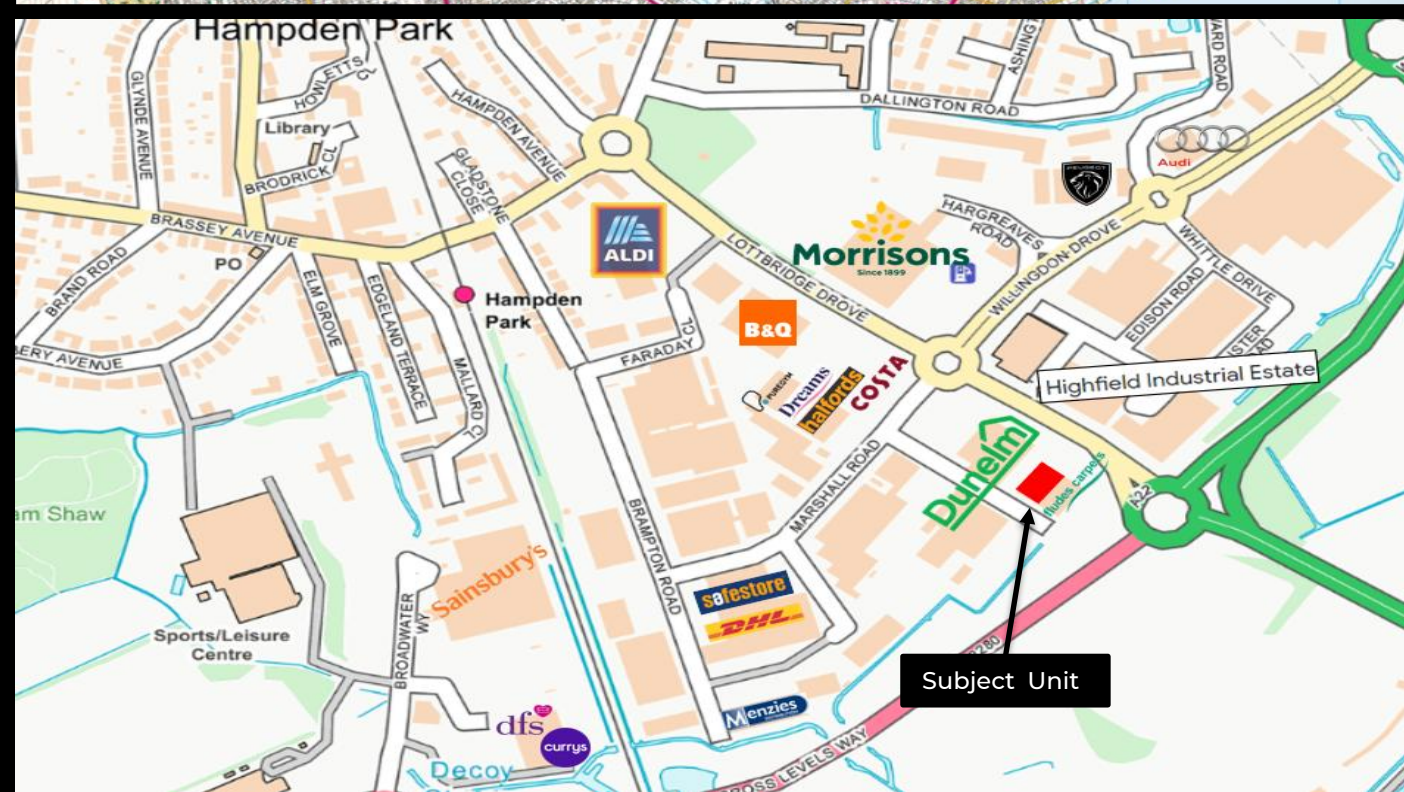
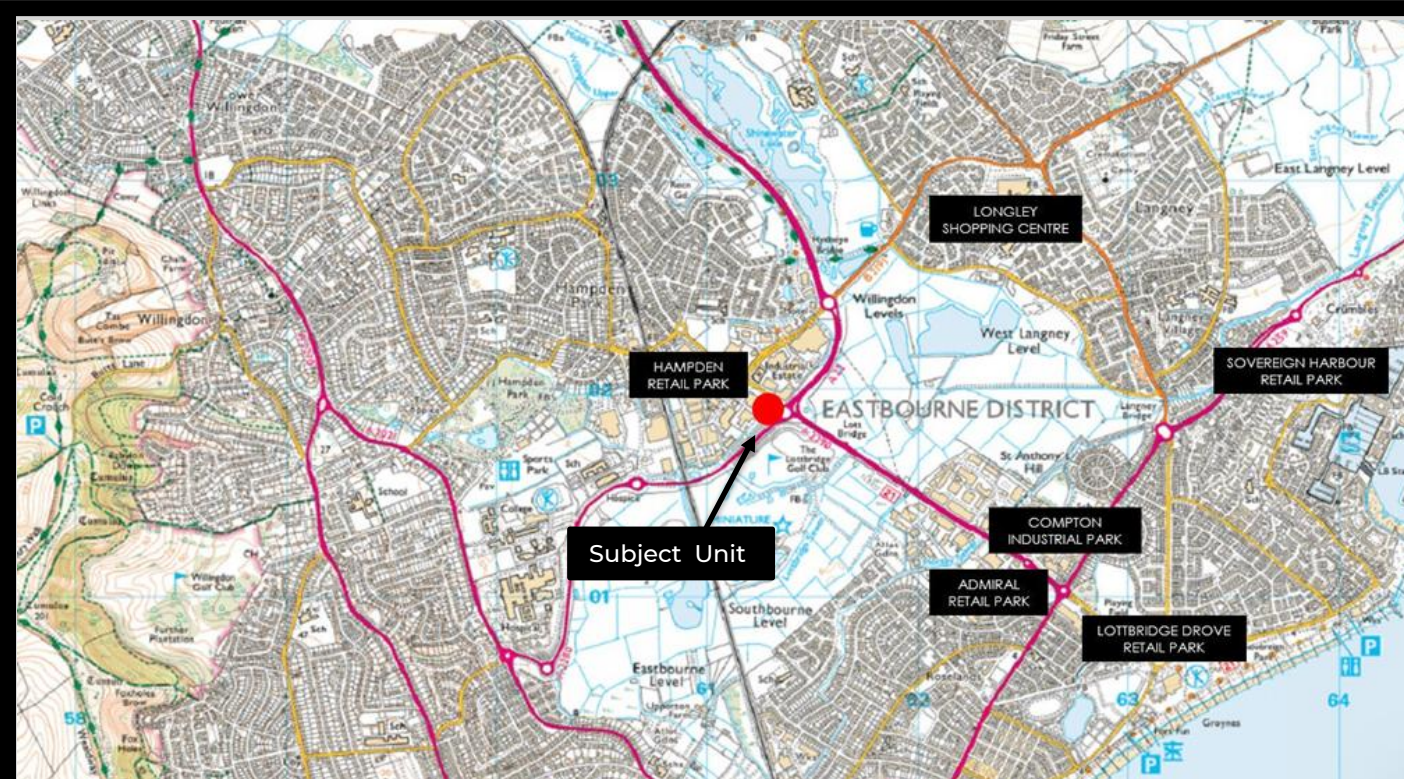
Planning consent has been granted to split this unit. More information on configuration available on request



## ACCOMODATION

	Sq Ft	Sq M
Ground Floor	12,020	1,116.69
<b>Total</b>	<b>12,020</b>	<b>1,116.69</b>





**TENURE**

Offers are invited for the leasehold or freehold interest

**RENT/PRICE:**

On application

**PLANNING**

Class E - Further details available upon request

**RATES**

The April 2023 ratable value for the property is £138,000

**VAT**

VAT will be chargeable on the terms quoted

**LEGAL COSTS**

Each party will bear their own legal costs

**EPC**

A (23)

**FOR MORE INFORMATION, PLEASE CONTACT:-**

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