



Unit 9C, Edison Road, Eastbourne, BN23 6PT

SELF-CONTAINED INDUSTRIAL/ WAREHOUSE SPACE - FOR
SALE/ TO LET

- RENTAL - £32,000 PAX
- ELECTRIC ROLLER SHUTTER
- LONG LEASEHOLD - £355,000
- EASY ACCESS TO A27 & A23

Unit 9C, Edison Road, Eastbourne, BN23 6PT

Summary

| | |
|----------------|--|
| Available Size | 3,379 sq ft |
| Rent | £32,000 per annum exclusive of rates, bills, VAT and all other outgoings. |
| Price | Offers in excess of £355,000 |
| Rates Payable | £11,851.25 per annum |
| Rateable Value | £23,750 |
| VAT | To be confirmed |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | EPC exempt - EPC has been commissioned, will be available in less than 28 days |

Description

A warehouse/ industrial space currently trading as a car mechanics. The unit comprises a reception area and vehicle workshop over ground floor with a mezzanine comprising storage and office space.

The electric roller shutter to the front of the unit has an approximate height of 4.196 m / 13.77 ft

Minimum eaves height – 5.617m / 18.43 ft

Maximum eaves height – 6.963m / 22.84 ft

Location

Located on the east side of Edison Road, just south of the junction intersecting Whittle Drive. The A22 and A27 are located just north of the subject, giving access towards Brighton to the west, London to the North and connecting to the A259 eastwards giving access towards Bexhill and Hastings. Hampden Park station is a short walk west of the subject. Nearby occupiers include Rhino Removals, Kings Church, JTL in addition to an array of other occupiers across the industrial estate.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m |
|--------------|--------------|---------------|
| Ground | 3,055 | 283.82 |
| Mezzanine | 325 | 30.19 |
| Total | 3,380 | 314.01 |

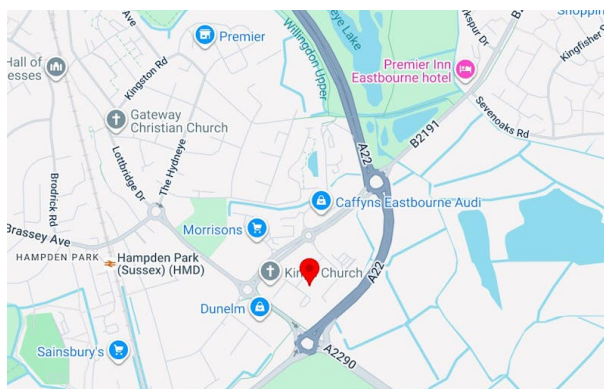
Terms

Available to let by way of a new full repairing and insuring lease for a minimum term of 5 years.

Alternatively, our client is open to selling the long-leasehold interest of 999 years from 25th December 1988. A copy of the long lease can be made available upon request.

The business and fixtures/ fittings are also available – please get in touch for further information.

AML



Viewing & Further Information

Jack Bree MRICS
01323 302333
jack@breeprenton.co.uk

Anton Bree FRICS
01323 302333
anton@breeprenton.co.uk

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties.