

**SHW**

**MAKING  
PROPERTY  
WORK**

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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 4,983 SQ FT (462.91 SQ M)**

**6 Marshall Road, Eastbourne, East Sussex BN23 6QU**

**DESCRIPTION**

- Factory premises
- In and out vehicular access onto Marshall Road
- Front tarmacked parking area
- Dual access on both side elevations
- Rear concrete yard
- Concrete framed building with new roof
- Minimum eaves height of 2.6 rising to 5.3m
- LED lighting
- Kitchenette and separate ladies and gents WC's
- Office areas including first floor mezzanine
- 3 phase power and gas supply with blower
- Rear electric loading door
- **Access routes / yard space to be agreed with adjoining occupier**
- Popular trading location in Hampden Park off Lottbridge Drove with easy access onto A22 / A27 dual carriageways.

**RENT**

£50,000 per annum exclusive of other outgoings.

Access routes / yard space to be agreed with adjoining occupier

**VAT**

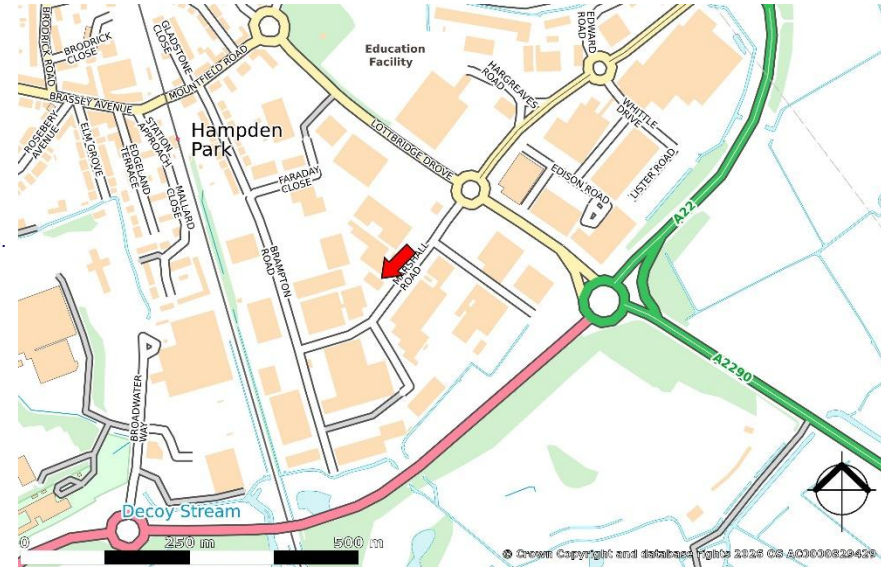
We understand the property is not elected for VAT and therefore will not be charged on the quoting terms.

**RATES**

[2026 Rateable Value: £33,750](#)

**EPC**

[Rating of D.](#)



**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor Footprint	4,483	416.51
First Floor	500	46.40
<b>TOTAL</b>	<b>4,983</b>	<b>462.91</b>



**VIEWINGS –**

Max Perkins

t: 01323 437 901

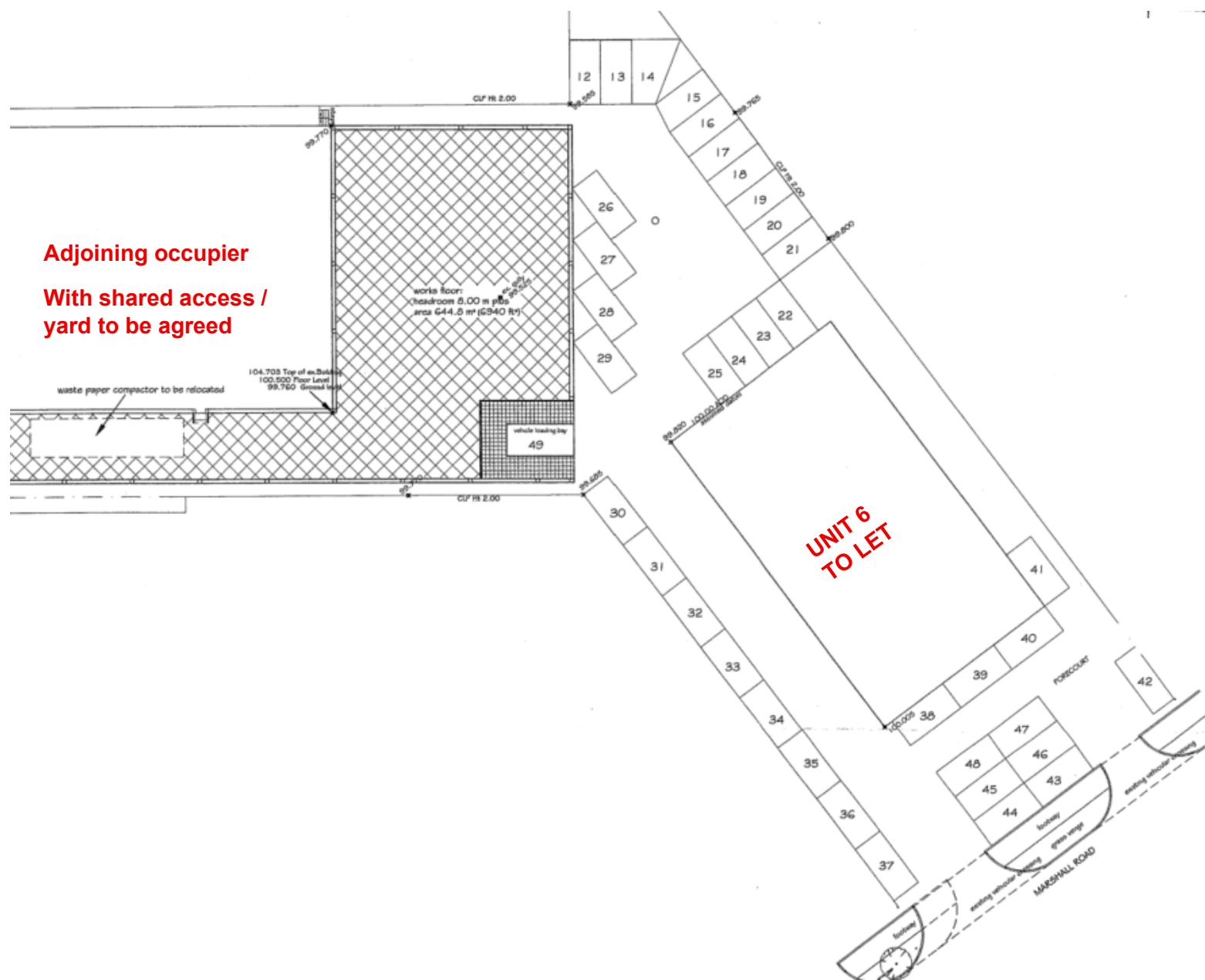
e: mperkins@shw.co.uk



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**Adjoining occupier  
With shared access /  
yard to be agreed**

**UNIT 6  
TO LET**

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