

UNITS TO LET

2,970 - 8,511 ft²

(276 - 791 m²)



CENTRAL TO
LOTTBRIDGE DROVE



REFURBISHED
UNITS



TRADE COUNTER
POTENTIAL



www.ipif.com/eastbourne

INDUSTRIAL / WAREHOUSE UNITS TO LET

HAMMONDS DRIVE INDUSTRIAL ESTATE
HAMMONDS DRIVE, EASTBOURNE, BN23 6PW



LOCATION

The premises is situated on the established Hammonds Drive Industrial Estate. Other occupiers include Edmundson Electrical Limited, Brandon Tool Hire, Carpentryright and Phase Electrical Distributors Limited. The estate is at the end of Hammonds Drive situated off Lottbridge Drive.

DESCRIPTION

The premises comprises industrial/warehouse units of steel portal frame construction under a pitched roof. The units specification vary but broadly comprise of a steel roller shutter loading door, WC and parking facilities on site.

SPECIFICATION

- 3 phase electricity
- WCs
- Motorised roller shutter loading bay door
- Separate personnel door
- Fitted ground & first floor office (Unit 48 only)

LEASE TERMS

The units are available on new full repairing and insuring leases.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

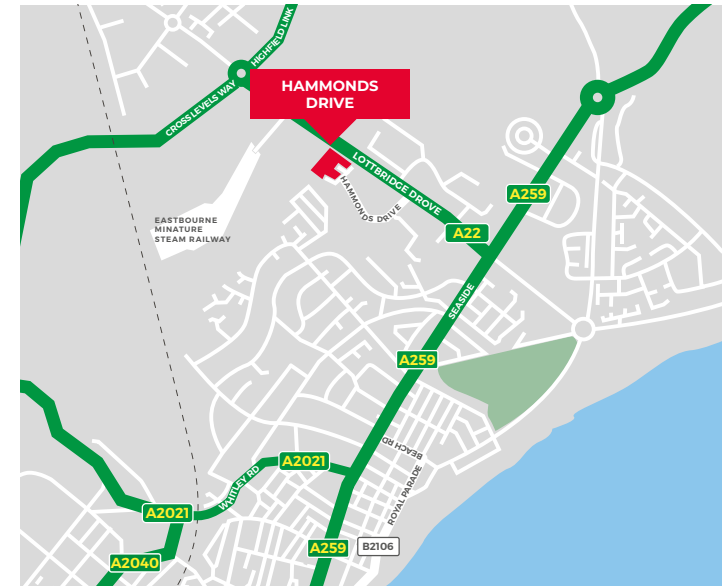
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

EPC

Available upon request.



HAMMONDS DRIVE INDUSTRIAL ESTATE

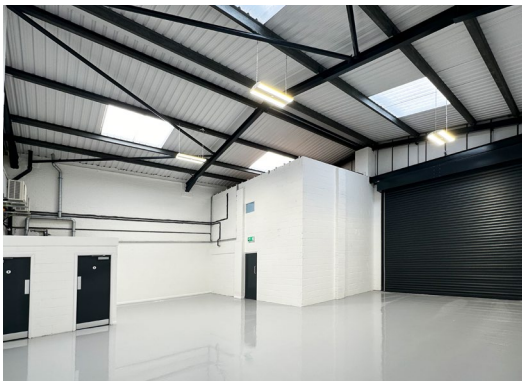
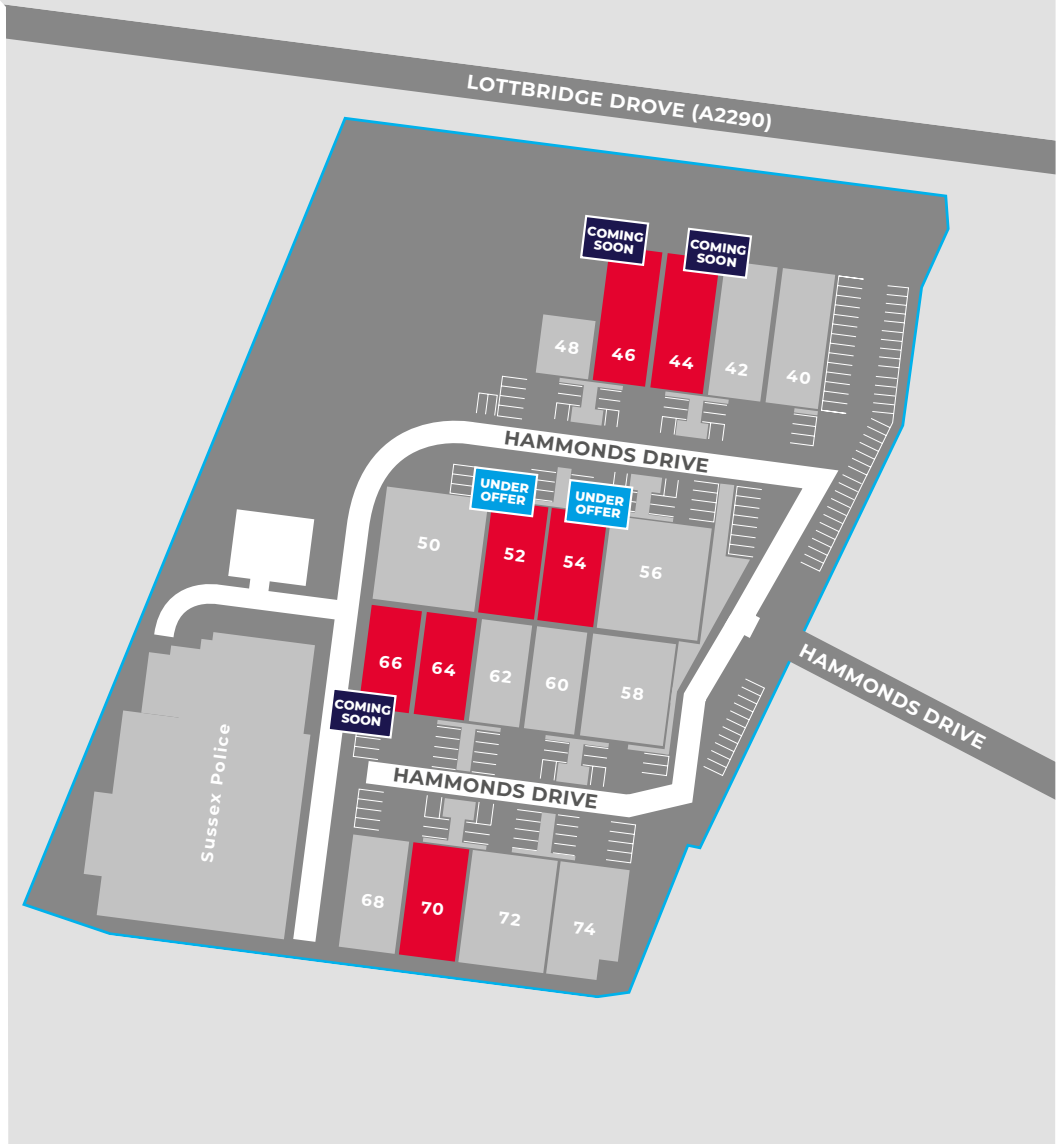
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ACCOMMODATION

Available accommodation comprises of the following gross internal areas.

UNIT	M ²	FT ²	EPC
44	402	4,326	D-85
46	389	4,185	D-85
44 & 46 COMBINED	791	8,511	
52	277	2,983	B-33
54	277	2,982	B-35
52 & 54 COMBINED	554	5,965	
64	276	2,970	B-36
66	280	3,020	B-50
64 & 66 COMBINED	556	5,990	
70	291	3,132	D-96

UNDER OFFER



On behalf of the Landlord



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