



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

SELF-CONTAINED INDUSTRIAL/ WAREHOUSE SPACE,
CURRENTLY TRADING AS A MECHANICS - FOR SALE/ TO LET

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

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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	Not applicable
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

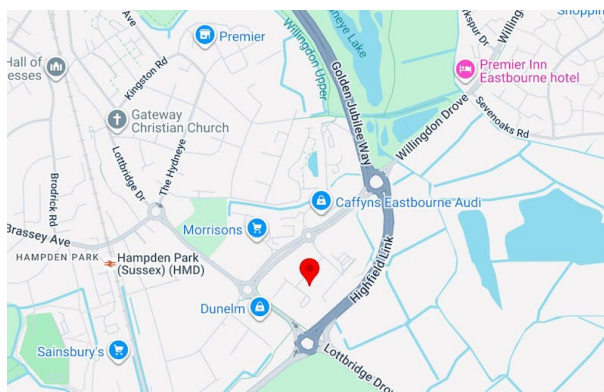
The accommodation comprises the following areas:

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.



Viewing & Further Information

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