



Units 33-34 Mountney Bridge Industrial Estate

Westham, Eastbourne, BN24 5NH

**Interlinked end of terrace
light industrial/warehouse
unit with 2 roller shutters
doors – To Let**

3,713 sq ft
(344.95 sq m)

- Industrial/warehouse unit on established estate
- Excellent loading
- Great parking provisions
- 2 roller shutters
- Available on a new Lease

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Summary

Available Size	3,713 sq ft
Rent	£38,400 per annum
Business Rates	Upon Enquiry
VAT	Applicable
EPC Rating	Upon enquiry

Description

Excellent location on busy trading estate with multi-occupiers including Lookers Mercedes-Benz.

Modern end of terrace double sized warehouse/industrial unit located in Phase II of the development and located in the terrace behind Mercedes Benz.

Unit 33/34 – ground floor 2,504 sq ft (232.59 sq m). Fitted with high bay lighting and ceiling fans. Within this area there is a kitchen with fitted base and wall units, worktop and sink unit, meter cupboard, cloakroom fitted with low level wc and wash hand basin. 2 roller shutter doors to front plus personal access door to front and another to side with window. Stairs to:

Mezzanine floor – 1,209 sq ft (112.30 sq m) arranged as open plan area with windows overlooking warehouse, 2 separate offices, kitchen fitted with base and wall units plus sink unit and worktop, cloakroom fitted with low level wc and wash hand basin.

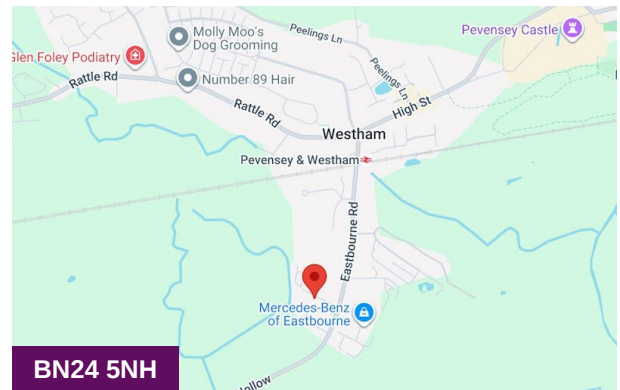
Outside there is carparking to front and side

Total overall area - 3,713 sq ft (344.89 sq m)

New lease on normal full repairing and insuring basis, length to be agreed. There is a service charge for contribution towards shared areas, roadways, signage etc. Ready for immediate occupation

Location

The estate benefits from excellent road connectivity via the A27 and A22, providing convenient access to Eastbourne, Brighton and the wider South East. The business park is a popular commercial destination with a range of trade, industrial and service occupiers.



Viewing & Further Information



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