



Unit 33-34 Mountney Bridge Industrial Estate

Westham, Eastbourne, BN24 5NH

Light Industrial To Let, Eastbourne

3,788 sq ft
(351.92 sq m)

- Unfurnished
- Established trading estate
- Double sized unit to let
- 2 roller shutter doors to front
- Mezzanine offices
- Video tour available at the website

Unit 33-34 Mountney Bridge Industrial Estate, Westham, Eastbourne, BN24 5NH

Summary

Available Size	3,788 sq ft
Rent	£37,500 per annum
Business Rates	Upon Enquiry
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.

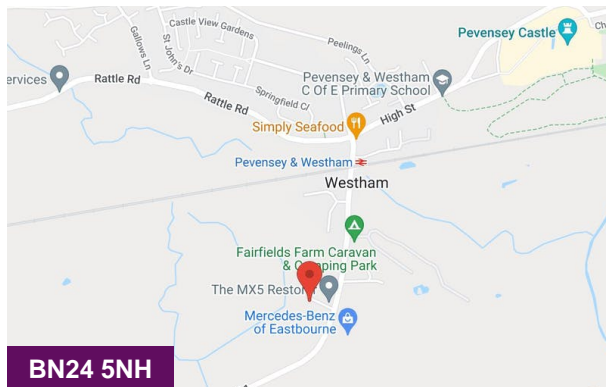
Unit 33/34 – ground floor internal width 16.55m (54 foot 3 inches) depth 14.46m (47 foot 6 inches) overall 239.3 sq m (2577 sq ft). High bay lighting and ceiling fans. Within this area there is a kitchen with fitted base and wall units, worktop and sink unit, meter cupboard, cloakroom fitted with low 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 – 16.26m (53 foot 3 inches) x 6.9m (22 foot 9 inches) 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. The area is in the main carpeted and fitted with suspended ceiling having inset lighting.

Outside there is carparking to front and side

Total overall area 351.5 sq m (3788 sq ft).

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.



Viewing & Further Information



Sue Collett

01825762222 | 07792 303211

sue@oldfield-smith.co.uk



Richard Oldfield

01825762222 | 07860 634545

richard@oldfield-smith.co.uk