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**TO LET**

**INDUSTRIAL WAREHOUSE UNITS – FROM 1,707 SQ FT, UP TO 5,792 SQ FT COMBINED**

**Units 1A, 1B & 1C, 16A Maple Road, Eastbourne, East Sussex BN23 6NY**

## DESCRIPTION

- End of terrace industrial warehouse units from 1,707 sq ft
- Scope to merge all 3 units into circa 5,792 sq ft
- 3-phase power and WC
- Yard and parking
- 3.2m min eaves rising to 5m
- No VAT
- Wide loading doors

## LOCATION

Located on the Birch Industrial Estate at the end of Maple Road, just off the A2290 dual carriageway (Lottbridge Drive). The Admiral Retail Park is located opposite which includes Tesco and McDonald's.

## ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Unit 1A	2,116	196.58
Unit 1B	1,969	182.92
Unit 1C	1,707	158.58
<b>TOTAL</b>	<b>5,792</b>	<b>538.08</b>

## RENT

1A: £17,500 per annum  
 1B: £15,000 per annum  
 1C: £15,000 per annum

## VAT

VAT will **not** be charged

## RATES

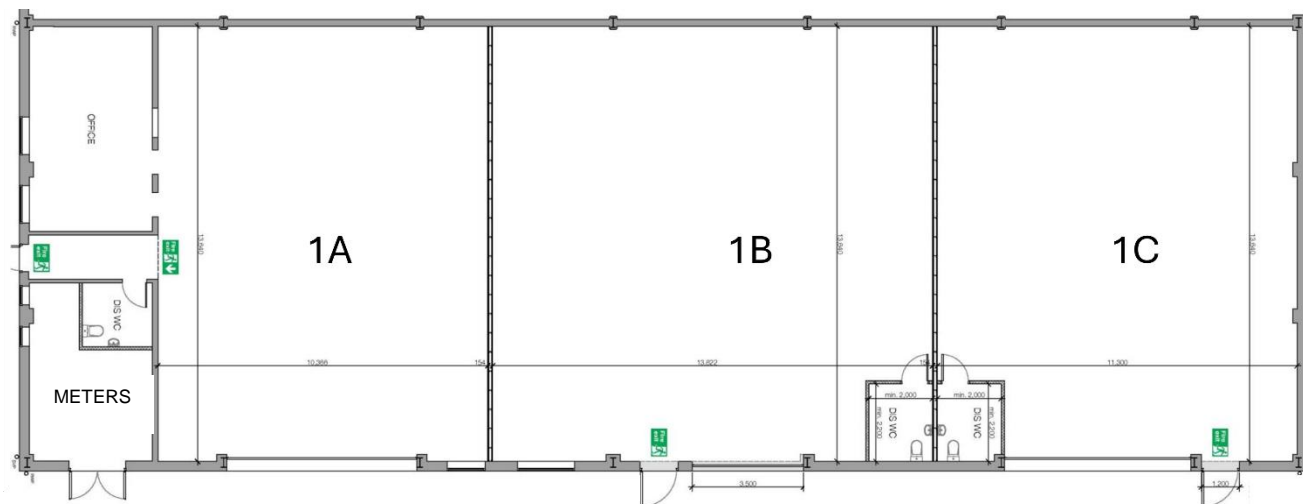
1A Rateable Value: £18,750  
 1B Rateable Value: £16,750  
 1C Rateable Value: TBA

## SERVICE CHARGE

May be applicable to common parts

## EPC

1A: C  
 1B: C  
 1C: C



## VIEWINGS –

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