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**TO LET**

**TRADE COUNTER / WAREHOUSE – 5,134 SQ FT (476.95 SQ M)**

**Former CTD Tiles Unit, Hammonds Drive, Eastbourne, East Sussex, BN23 6PW**



**DESCRIPTION**

Prominent position fronting very busy Lottbridge Drive & Hammonds Drive  
 End of terrace unit – Next to Grahams  
 Ample front loading & parking

**LOCATION**

Lottbridge Drive (A2290) is one of the main arterial roads to Eastbourne and forms the principle industrial, trade and out-of-town retail locations approx 1 mile west of the town centre.

Other occupiers in the vicinity include, Grahams (adjacent), Tesco, The Range, Wrens Kitchens, Halfords, Ford, Wickes, Homebase, Pets at Home, KFC, VW, Brandon Tool Hire, Skoda to name a few.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor Showroom & warehouse	5,134	476.95
<b>TOTAL</b>	<b>5,134</b>	<b>476.95</b>

**AMENITIES**

- Prominent Trade Counter
- Fronting busy Lottbridge Drive & Hammonds Drive
- Adjacent Grahams
- Other nearby occupiers include Tesco, The Range, Wrens Kitchens, Halfords, Ford, Wickes, Homebase, Pets at Home, KFC, VW, Brandon Tool Hire, Skoda.

**RENT**

Available on a new lease at a rent of £68,000 PAX.

**RATES**

The 2023 Rateable Value of the property is £27,250.

**VAT**

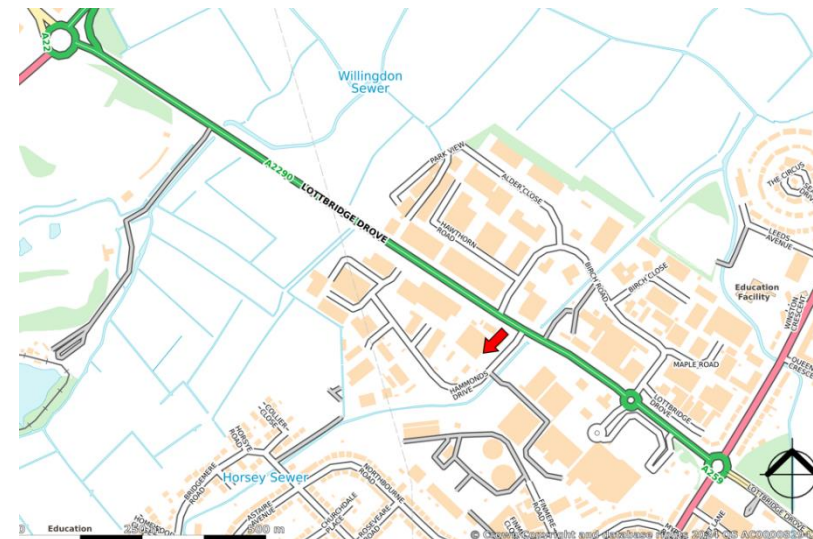
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC rating of B.



**VIEWINGS –**

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