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**TO LET**

**INDUSTRIAL / SHOWROOM – 2,466 SQ FT (229 SQ M)**

**Unit 1-2 Westham Business Park, Eastbourne Road, Pevensey, East Sussex BN24 5NP**

**SUMMARY**

- End of terrace showroom facility
- Currently used as car sales but could suit variety of users
- Ample yard / parking provision
- Return full height glazed frontage
- 3.5m sliding access door
- Tiled flooring
- 2x partitioned carpeted office rooms
- 2x WC's including disabled size
- Suspended ceiling with air-conditioning
- Perimeter trunking
- Modern estate next to Mercedes-Benz of Eastbourne

**ACCOMMODATION**

	SQ FT	SQ M
Showroom	2,408	223.73
WC's	58	5.42
<b>TOTAL</b>	<b>2,466</b>	<b>229</b>

**RENT**

Commencing rent of £35,000 per annum with agreed stepped increases to follow.

**VAT**

VAT will be chargeable on the terms quoted.

**RATES**

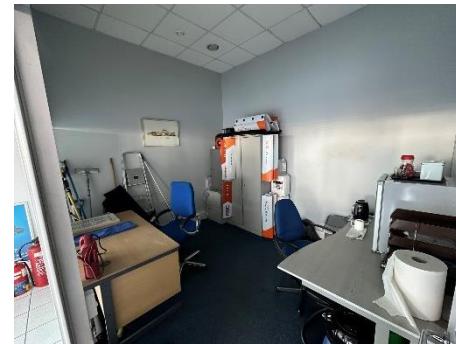
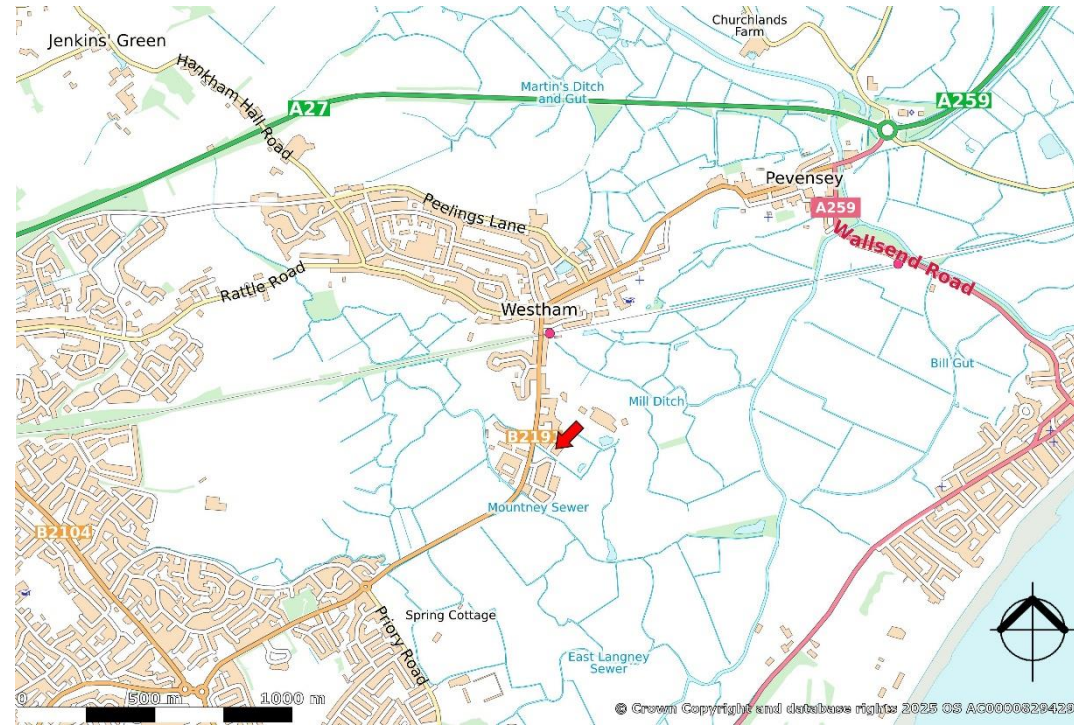
Rateable Value: £51,500

**ESTATE CHARGE**

Contribution toward wider estate upkeep.

**EPC**

F rated.



**VIEWINGS –**

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