



SHW

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
TOTAL	2,466	229

RENT

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

VAT

VAT will be chargeable on the terms quoted.

RATES

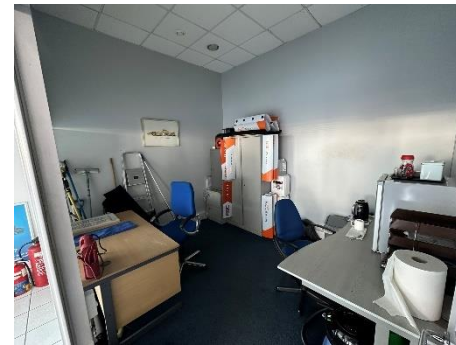
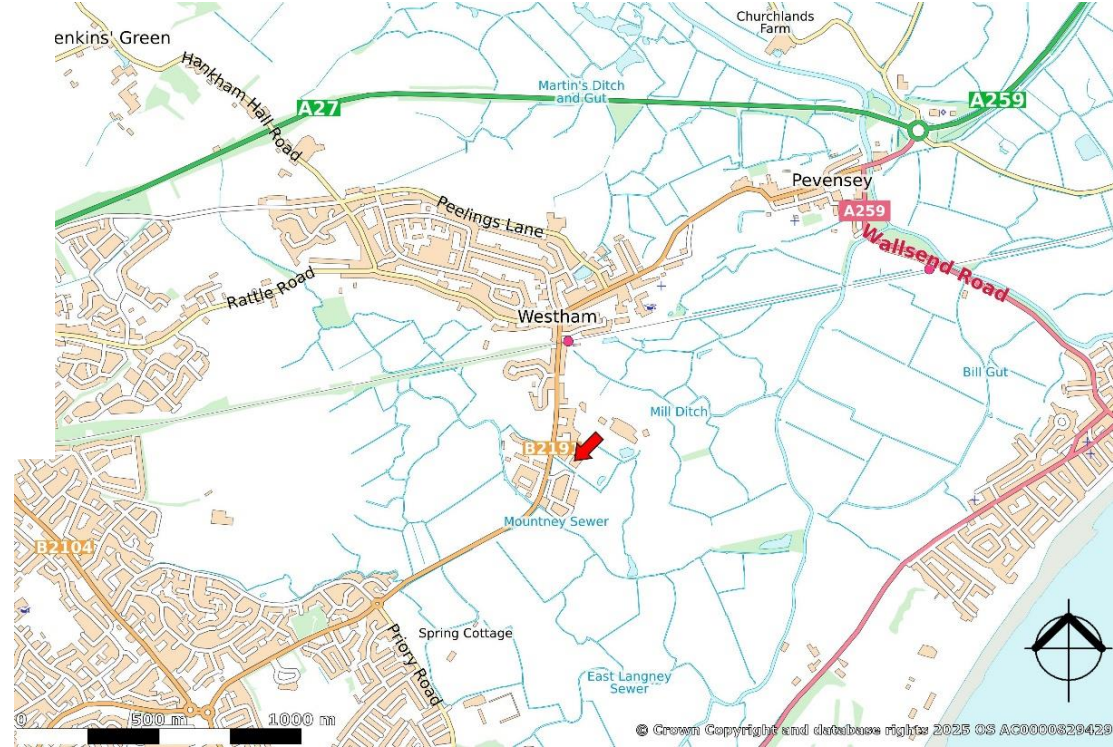
Rateable Value: £51,500

ESTATE CHARGE

Contribution toward wider estate upkeep.

EPC

F rated.



VIEWINGS –

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