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**FOR SALE**  
(DUE TO RELOCATION)

**CLASS E INDUSTRIAL WAREHOUSE UNIT – 7,642 SQ FT (710 SQM)**  
**10 Menzies Road, Ponswood Industrial Estate, St Leonards on Sea TN38 9BB**

# FOR SALE: OFFERS IN REGION OF £795,000 (MAY LEASE INSTEAD)

## DESCRIPTION

Rare freehold comprising a detached industrial warehouse unit with rear yard and parking. The property benefits from good quality air conditioned offices over ground and first floors to the front of the site. The unit also has 3-phase power and gas supply.

## LOCATION

Menzies Road is situated in the northern area of the Ponswood Industrial Estate in St Leonards, which is north of Hastings in East Sussex and has access to the A259 leading to all coastal destinations or the A21 leading north to the M25.

## ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Warehouse	4,198	390.00
Ground Offices	2,010	186.72
First Offices	1,434	133.24
<b>TOTAL</b>	<b>7,642</b>	<b>710</b>

## TERMS

Freehold (HT21743) available For Sale with Vacant Possession, due to relocation.

Inviting Freehold offers in region of £795,000.

May consider leasing instead at £60,000 per annum exclusive.

## VAT

Not Applicable.

## BUSINESS RATES

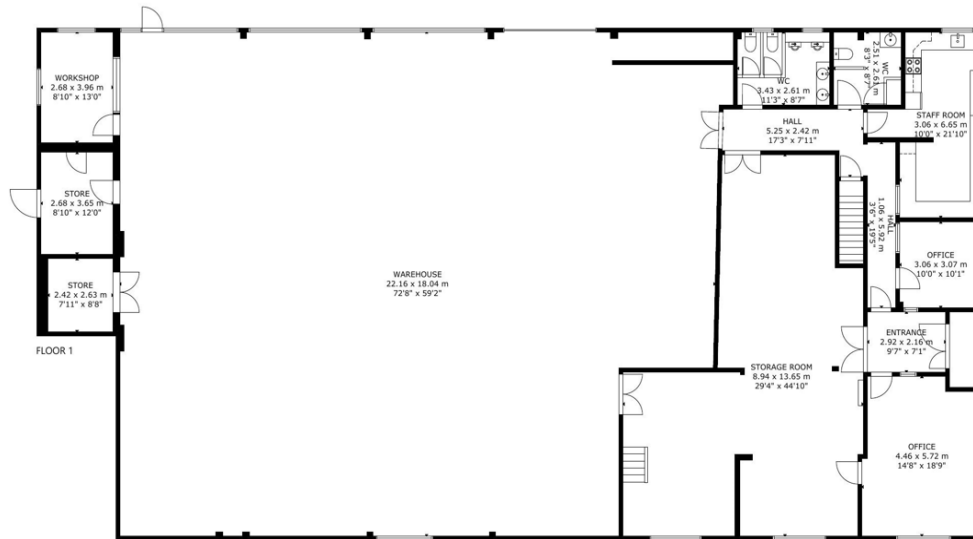
[RV of £34,750 \(Apr 23\)](#)

## EPC

[97-D.](#)

## VIRTUAL TOUR

[Click here](#)



## CONTACT

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