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**TO LET**

**SHOWROOM / WAREHOUSE / TRADE COUNTER**

**12,000 SQ FT (1,114 SQ M)**

**Unit 5 (Former Magnet), Marshall Road, Eastbourne, East Sussex BN23 6QU**



## DESCRIPTION

A modern warehouse building currently arranged to provide a showroom, a trade counter, a storage area together with ancillary offices and WCs. The whole building totals approximately 12,000 sq ft GIA with ample parking to the front, side and rear of the building. The unit forms part of a terrace of two units with the adjacent occupiers being Flude Rug World and Dunelm.

## LOCATION

The building is located in a highly visible position on the east side of Lottbridge Drive (A2290) at its junction with the A22. Access to the unit is via the Marshall Road roundabout via Marshall Road and Loverose way. Eastbourne is a major coastal town in East Sussex approximately 20 miles east of Brighton and 55 miles south of London. The town has a population of just under 104,000 with Lottbridge Drive forming the main industrial and retail warehouse area for the town.

## ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Showroom	4,580	425.48
Warehouse	4,982	462.83
Trade Counter	2,438	226.49
<b>TOTAL</b>	<b>12,000</b>	<b>1,114.80</b>

## AMENITIES / OPPORTUNITY

- Currently arranged as a showroom, warehouse and trade counter with associated offices
- Warehouse eaves height ranging from 5.5mm up to 8.45m
- Access to warehouse via electrically operated roller shutter loading door
- Provision of gas and electrics
- Lighting in the warehouse area
- Parking to the front, side and rear
- High visible location on Lottbridge Drive

## TENURE

A new 10 year lease with a rent review at the 5th year

## RENT

On application

## VAT

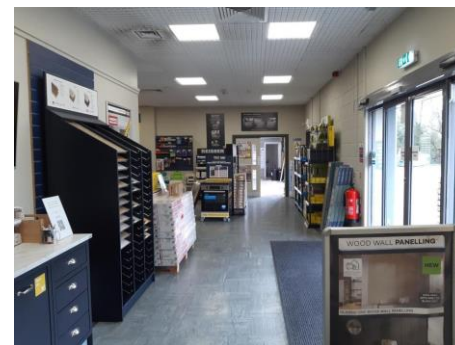
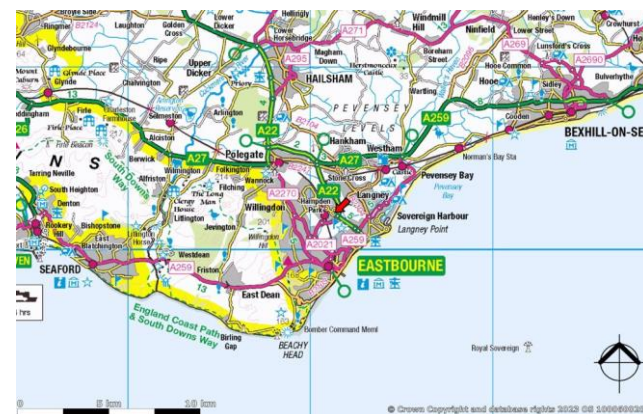
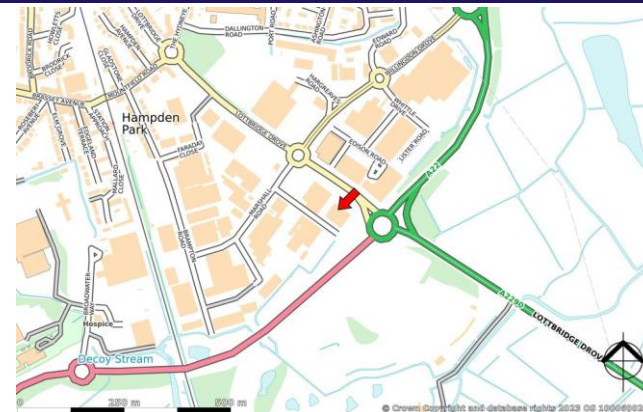
VAT will be chargeable on the terms quoted

## RATES

[Current rateable value \(1 April 2023 to present\): £138,000](#)

## EPC

[Rating of 62-C](#)



## VIEWINGS

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