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TO LET

SHOWROOM / WAREHOUSE / TRADE COUNTER

11,958 SQ FT (1,111 SQ M)

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

DESCRIPTION

A modern warehouse building formerly used as a showroom and trade counter. 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
Ground Floor	11,958	1,111
TOTAL	11,958	1,111

AMENITIES / OPPORTUNITY

- Warehouse eaves height 5.5m rising to 8.45m at the ridge
- 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

Ready for occupation Feb 2025.

RENT

On application

VAT

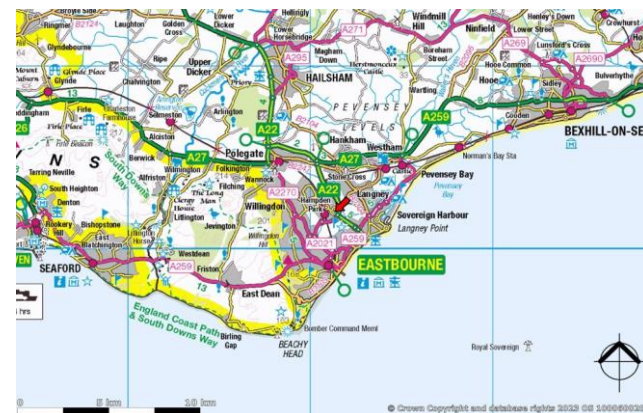
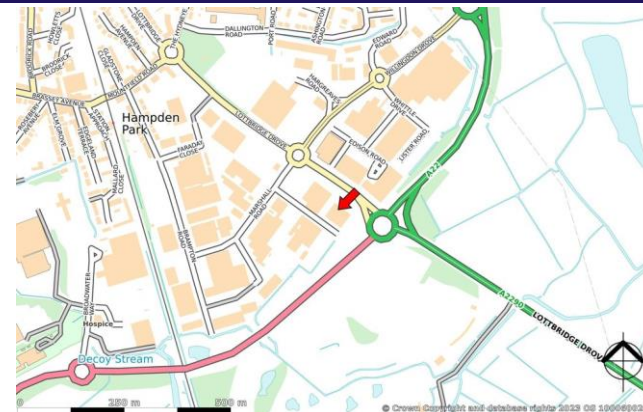
VAT will be chargeable on the terms quoted

RATES

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

EPC

[Rating of 62-C](#)



VIEWINGS

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