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**TO LET**

**NEW UNITS – FROM 1,916 SQ FT FOOTPRINT (+ MEZZ & ABILITY TO COMBINE)  
ROSEBURY BUSINESS PARK, BRAMPTON ROAD, EASTBOURNE BN22 9AG**

# RENT: £13.50 PER SQ FT

## DESCRIPTION

- First phase of new business park
- Units available from 1,916 sq ft with option for 500 sq ft mezzanines
- Ability to merge multiple units up to 15,000 sq ft
- Larger units are also available on a design & build basis
- Min eaves heights to steel of 5m, rising to 9.4m
- Loading doors of 4m high x 3.8m wide
- Gas supply & 3-phase supply including solar panels

## LOCATION

Established business district of Eastbourne, just off Lottbridge Drive, adjacent to the A22/A27 road network. Hampden Park Railway Station is within walking distance and nearby occupiers include David Lloyd Leisure, Currys, Aldi, B&Q, Dunelm, & Costa Coffee.

## ESTATE CHARGE

Details to be confirmed.

## RATES

To be assessed upon completion.

## EPC

To be assessed upon completion.

## TERMS

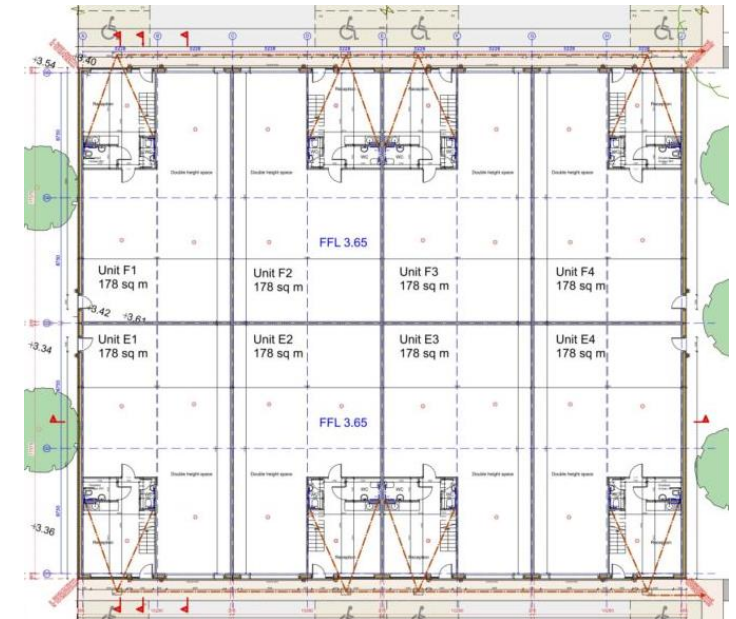
- £13.50 per sq ft
- All rents plus VAT
- New lease lengths to be agreed
- Subject to deposits and referencing

## AVAILABILITY (GIA)

	SQ FT	SQ M
<b>Block E Footprints</b>		
E1	LET	
E2	1,916	178
E3	1,916	178
E4	1,916	178
<b>Block F Footprints</b>		
F1	LET	
F2	1,916	178
F3	1,916	178
F4	1,916	178

Individual units measure 10.3m wide x 17.3m deep  
Mezzanine options of 5.3m wide x 8.7m deep

**30x50m open storage yard also available**



## CONTACT

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Jan 25



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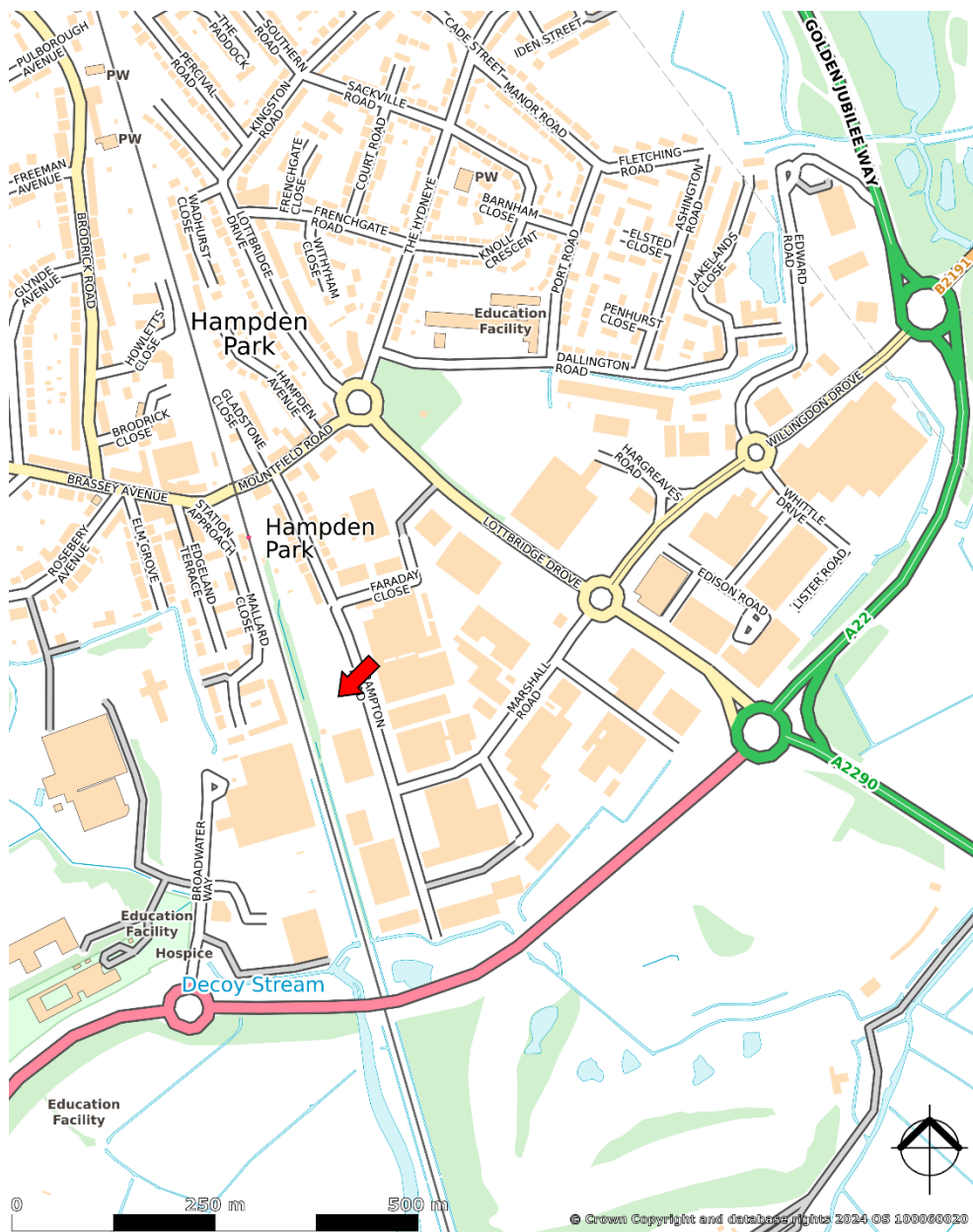
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