

SHW

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TO LET

INDUSTRIAL AND WAREHOUSE – 4,000 SQ FT FOOTPRINT PLUS MEZZANINE

15 Edison Road, Highfield Industrial Estate, Eastbourne, East Sussex BN23 6PT

DESCRIPTION

- Mid terrace unit
- Minimum eaves height of 4.8m rising to 7.1m
- Manual loading door with 3.6m width and 4.7m height
- Mezzanine storage platform with 3.7m height below
- 4x WC's
- Rear internal fire exit corridor
- 3-phase electric
- LED lighting
- Gas supply
- Parking allocation in front of the unit

RENT

£39,950 per annum exclusive on a new lease on terms to be agreed, direct with the Landlord.

VAT

VAT is chargeable on the rent.

BUSINESS RATES

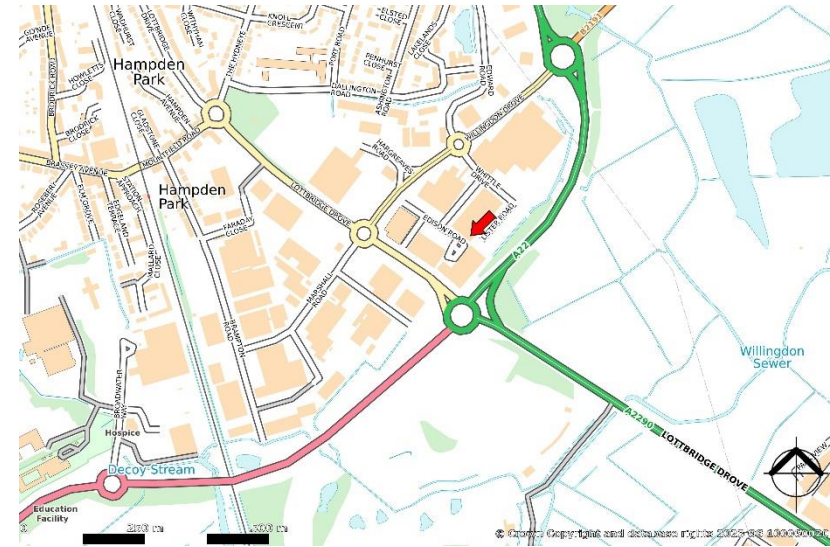
2023 Rateable Value: £27,000

ESTATE CHARGE

Contribution toward wider estate may be applicable.

EPC

The property has an EPC rating of E.



ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Footprint	4,004	372.03
Mezzanine Platform	907	84.24
TOTAL	4,911	456.27



VIEWINGS –

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