




**Springett
Associates**
Commercial & Industrial Engineers

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15 Westham Business Park

INDUSTRIAL WAREHOUSE WITH OFFICES – 2,128 SQ FT (197.69 SQ M)
Unit 15, Westham Business Park, East Sussex BN24 5NP

SHW

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WORK**

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Rent | £22,000 PAX

DESCRIPTION

End of terrace building constructed of a steel portal frame and fully insulated cladding.

The ground floor comprises storage with initial height of 6.9 metres lowering to 2.5m with partitioned meeting rooms and server room and a disabled WC while the first floor comprises a mix of open plan and partitioned offices side elevation windows alongside a kitchenette and WC.

LOCATION

The unit is located on the established Westham Business Park which is a securely gated estate. It is adjacent to Mounthey Bridge Business Park where Mercedes-Benz have been sited for many years.

All the main industrial estates in Eastbourne are situated within 4 miles and the business park is accessed via the A27 Eastbourne to Brighton road, A259 coast road and A22 London road.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground floor	1,229	114.16
First Floor	899	83.56
TOTAL	2,128	197.69

AMENITIES

- Roller shutter with glazing
- 6 parking spaces
- Raised floors
- Suspended ceilings
- Air conditioning throughout
- Server room
- Fire alarm
- Disabled WC

RENT

£22,000 PAX

RATES

We have been informed by the local authority that the premises have a rateable value of £12,750.

EPC

The property has an EPC rating of C.

ESTATE CHARGE

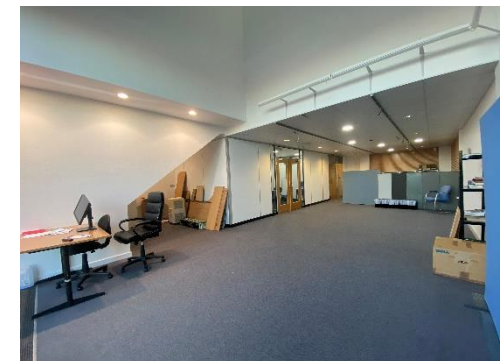
There will be a fair and reasonable contribution toward the estate management.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.



VIEWINGS

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