



**Industrial in BN22**

Courtlands Road, Eastbourne, East Sussex,  
BN22 8UY

**£340,000** Starting Bid

Tenure

**Freehold**

Allocated parking

**Property features**

- ✓ 3 Phase Electricity
- ✓ 18ft Minimum Eaves
- ✓ Gas Blow Heater
- ✓ Sectional Loading Bay Door
- ✓ Aluminium Powder Coated Doors and Windows

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via secure sale online bidding - terms and conditions apply.

The Premises comprise an end-terrace self-contained modern Industrial Unit of steel portal frame with brick/block elevations and smooth finished steel cladding under a pitched insulated roof. The Unit has the benefit of ground floor warehouse space, Disabled W.C, Personnel Door, Sectional Loading Door and stairs leading to First floor mezzanine with Kitchenette, Stores further workspace. Externally the property has a loading bay and allocated parking.

### Location-

The Unit is located on Southbourne Business Park on the western side of Courtlands Road approximately  $\frac{3}{4}$  miles north of Eastbourne Town Centre. The A22/A27 junction lies approximately 2 miles to the north east, providing access to the county of East Sussex and beyond. The estate boasts of a number of occupiers including ESK Retail Warehouse, Kwik Fit Tyres, Parker Building Supplies and Stamco Timber.

### Service Charge-

There is a Service Charge for the common parts of the Estate.

### Tenure-

Freehold with vacant possession

### Accommodation-

Unit	Area (ft)	Area (M)
- Ground Floor	2,068	192.12
- Mezzanine	1,034	96.06

Total            3,102 sq ft    288.18

Price: Starting Bid £340,000

Property Type: Industrial

Business Type: Other/Unspecified

Parking: Allocated

## Description

The Premises comprise an end-terrace self-contained modern Industrial Unit of steel portal frame with brick/block elevations and smooth finished steel cladding under a pitched insulated roof.



## Location

Approximately ¾ miles north of Eastbourne Town Centre



## Tenure

Freehold -Title number ESX314593



## EPC

This property's energy rating is C.



## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.





Courtlands Road, Eastbourne, East Sussex, BN22 8UY

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

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