



## Unit 37, Mountney Bridge Business Park, Pevensey, BN24 5NJ

NEWLY REDECORATED INDUSTRIAL UNIT AVAILABLE - TO LET

- Rent - £12,290 pax
- Three-phase electrics
- Roller shutter
- On-site parking

# Unit 37, Mountney Bridge Business Park, Pevensey, BN24 5NJ

## Summary

<b>Available Size</b>	1,229 sq ft
<b>Rent</b>	£12,290 per annum exclusive of rates, bills, VAT and all other outgoings.
<b>Rates Payable</b>	£6,156 per annum Subject to status, small business rates relief may be available.
<b>Rateable Value</b>	£14,250
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (86)

## Description

Newly redecorated industrial unit available to let on the Mountney Bridge Business Park in Westham. The unit comprises an open area with W/C and Kitchen to the rear. The unit benefits from three-phase electrics, a roller shutter and parking to the front.

## Location

Located within the Mountney Bridge Business Estate in Westham. The estate is accessed from Eastbourne Road/ BN219, which provides access north to Westham and South to Eastbourne. Pevensey and Westham Railway Station is a short walk north with Pevensey Castle to the northeast and Eastbourne Borough Football Club to the south. Local occupiers include Mercedes-Benz of Eastbourne, Suttonz, Euro Self Drive and Rebel Rebel Fitness and Treatment, in addition to an array of other local and national occupiers.

## Accommodation

The accommodation comprises the following areas:

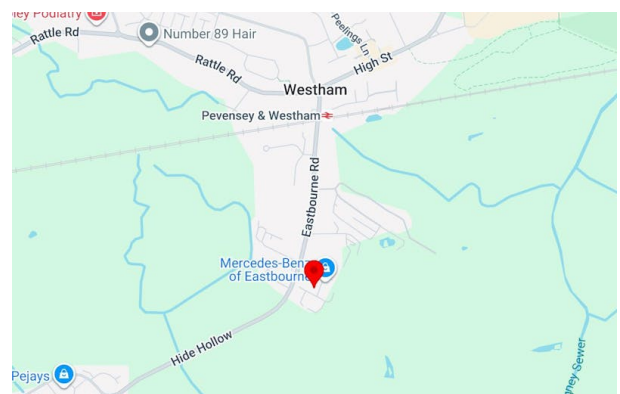
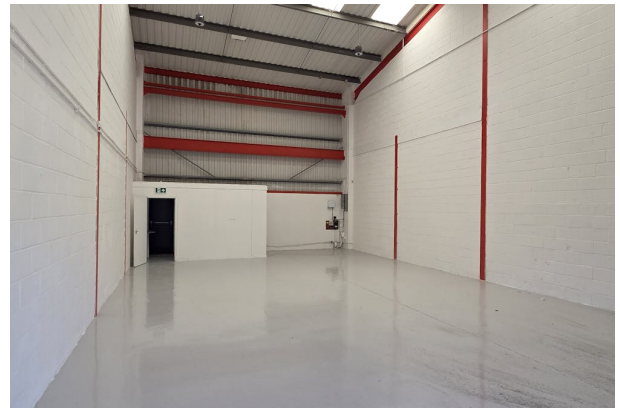
Name	sq ft	sq m
Ground	1,229	114.18
<b>Total</b>	<b>1,229</b>	<b>114.18</b>

## Terms

Available by way of new, Full Repairing and Insuring lease, for a minimum term of 3 years. Subject to status, rental deposits will be required.

## AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties. We charge £30 +VAT for this service.



## Viewing & Further Information

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