



## Unit 47-48, Mountney Bridge Business Park, Pevensey, BN24 5NJ

NEWLY REDECORATED INDUSTRIAL UNIT AVAILABLE - TO LET

- Rent - £37,600 pax
- x2 roller shutters
- Three-phase electrics
- On-site parking

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## Summary

Available Size	3,649 sq ft
Rent	£37,600 per annum exclusive of rates, bills, VAT and all other outgoings.
Rates Payable	£13,068 per annum
Rateable Value	£30,250
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E (102)

## Description

Newly redecorated, double-industrial unit available to let on the Mountney Bridge Business Park in Westham. The unit comprises an open area over ground floor with storage/ office space, S/C and kitchen at first floor level. The unit benefits from three-phase electrics, x2 roller shutters 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:

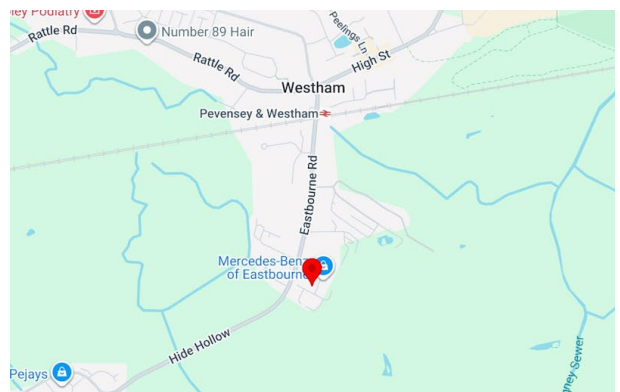
Name	sq ft	sq m
Ground	2,375	220.64
Mezzanine	1,274	118.36
<b>Total</b>	<b>3,649</b>	<b>339</b>

## 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

**Jack Bree MRICS**  
01323 302333  
jack@breeprenton.co.uk