



## Unit 3, Mountney Bridge Business Park, Pevensey, BN24 5NJ

### INDUSTIRAL UNIT AVAILABLE - TO LET

- RENT - £9,272 pax
- SUITABLE FOR A VARIETY OF USES
- LARGE DOUBLE DOORS

# Unit 3, Mountney Bridge Business Park, Pevensey, BN24 5NJ

## Summary

<b>Available Size</b>	976 sq ft
<b>Rent</b>	£9,272 per annum exclusive of rates, bills, VAT and all other outgoings.
<b>Rates Payable</b>	£4,320 per annum This property qualifies for 100% small business rates relief.
<b>Rateable Value</b>	£10,000
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (90)

## Description

Industrial unit available to let on the Mountney Bridge Business Park in Westham, suitable for a variety of uses including storage, workshop, office etc. The unit comprises an open area over ground floor with toilets and storage to the rear. The unit benefits from plenty of natural light and large double doors 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:

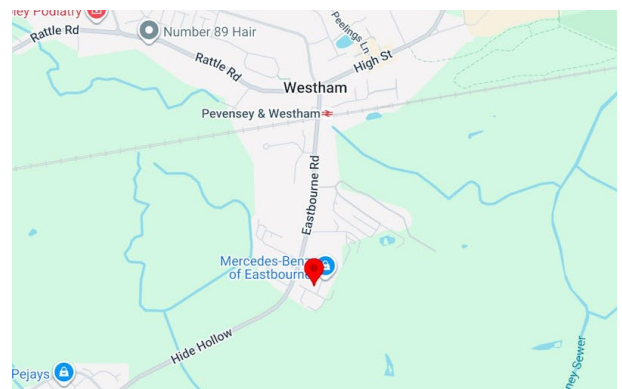
Name	sq ft	sq m
Ground	976	90.67
<b>Total</b>	<b>976</b>	<b>90.67</b>

## 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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