

## Unit 4, 16 Maple Road, Eastbourne, East Sussex, BN23 6NY FOR SALE or TO LET



### Industrial/Warehouse Unit Approx 9,568 sq ft (888.87 sq m) Could be divided into two separate units

The premises are situated in Eastbourne's main industrial and retail warehouse area of Lottbridge Drive, where there are a number of both national and local occupiers. Situated at the end of Maple Road, the location benefits from a useful turning point for HGVs. Eastbourne town centre is within a short distance, with its mainline railway station. Offering good access to both the A259 immediately to the south and the A27 to the north.

The premises comprise a single storey self-contained industrial unit with roller shutter door. Capable of sub division to create two units of approximately 4,250 sq ft (394.82 sq m).

## ACCOMMODATION

The premises provides a total gross internal area of 11,300 sq ft (1,049.81 sq m)

### Ground Floor

9,568 sq ft (888.87 sq m)

### Mezzanine



1,700 sq ft (157.95 sq m)

### Tenure

The premises are available for sale or to let by way of a new effective full repairing and insuring lease for a term to be agreed

### For Sale

£670,000

### Rent

£61,000

### EPC

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient



### Rateable Value

£46,750 (subject to transitional relief or charges that may be applicable)

### Legal Costs

Each party is to be responsible for their own legal costs

### Services

No electrical, gas or other equipment, appliances or installations have been tested. In-going occupants must make their own enquiries

### VAT

Under the Finance Act 1989 VAT may now be charged on rent or purchase prices. It is recommended that prospective tenants/purchasers make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.

### Viewing

Contact Amanda or Jackie on 01323 841814  
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jackie.neen@rossandco.co.uk

