

# Mountney Bridge

Westham Pevensey BN24 5NJ

Warehouse | 1,245 ft<sup>2</sup>



Newly refurbished



Close to Eastbourne town centre



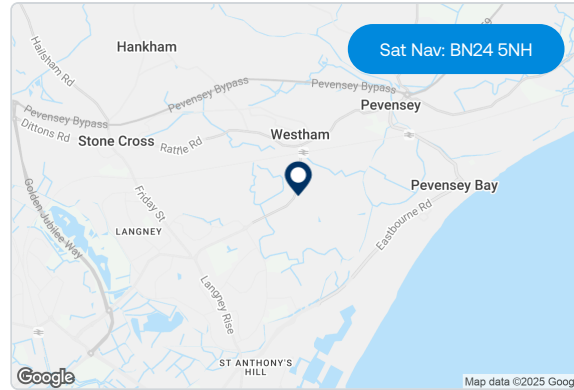
Roller shutter door



On-site parking

Available to Let





## Description

Mountney Bridge is a multi-let industrial estate to the north east of Eastbourne. The available units are part of the most modern area of the estate and are adjacent to one another, so they can be taken either individually or as a whole. The units will shortly undergo refurbishment with new LED lighting and decoration, new loading and personnel doors, and external respraying.

## Further information

### EPC

Unit 3: D, Unit 37: D, Unit 43: D, Units 47 & 48: E, Unit 53: E

### Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

### Terms

Available on new full repairing and insuring leases.

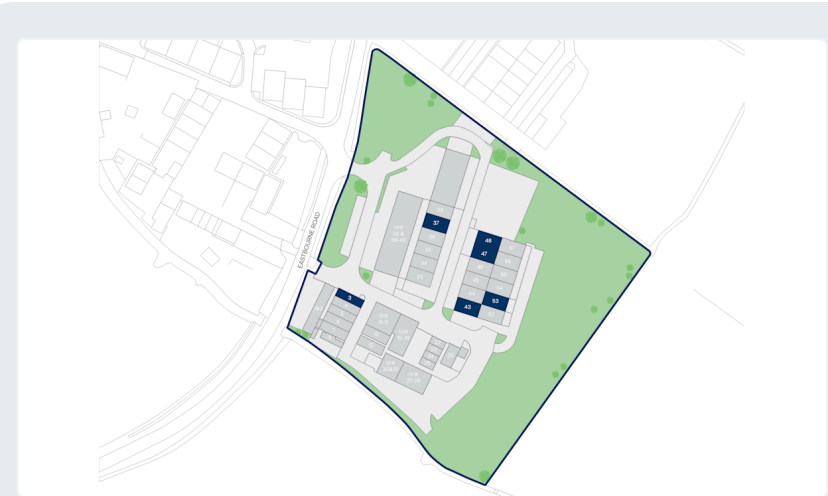
### Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Location

The estate is located approximately 12 minutes drive to the north east of Eastbourne town centre along the B2191. In the wider South East the property is 45 minutes from Brighton and approximately 60 minutes from Crawley.

The A22 provides the most arterial route north towards London and the M25 and is approximately 40 miles to the north of Mountney Bridge Industrial Estate.



## Accommodation:

| Unit          | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|---------------|---------------|--------------|--------------|--------------|
| Unit 3        | Warehouse     | 1,001        | Immediately  | 1,140        |
| Unit 37       | Warehouse     | 1,245        | Immediately  | 1,660        |
| Unit 43       | Warehouse     | 1,194        | Immediately  | 1,767        |
| Units 47 & 48 | Warehouse     | 2,323        | Immediately  | 3,050        |
| Unit 53       | Warehouse     | 1,261        | Immediately  | 1,700        |
| <b>Total</b>  |               | <b>7,024</b> |              |              |

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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