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TO LET

INDUSTRIAL WAREHOUSE UNITS – FROM 1,707 SQ FT, UP TO 5,792 SQ FT COMBINED

Units 1A, 1B & 1C, 16A Maple Road, Eastbourne, East Sussex BN23 6NY

DESCRIPTION

- End of terrace industrial warehouse units from 1,707 sq ft
- Scope to merge all 3 units into circa 5,792 sq ft
- 3-phase power and WC
- Yard and parking
- 3.2m min eaves rising to 5m
- No VAT
- Wide loading doors

LOCATION

Located on the Birch Industrial Estate at the end of Maple Road, just off the A2290 dual carriageway (Lottbridge Drive). The Admiral Retail Park is located opposite which includes Tesco and McDonald's.

ACCOMMODATION (NET INTERNAL AREA)

	SQ FT	SQ M
Unit 1A	2,116	196.58
Unit 1B	1,969	182.92
Unit 1C	1,707	158.58
TOTAL	5,792	538.08

RENT

1A: £16,000 per annum
 1B: £13,500 per annum
 1C: £13,500 per annum

VAT

VAT will **not** be charged

RATES

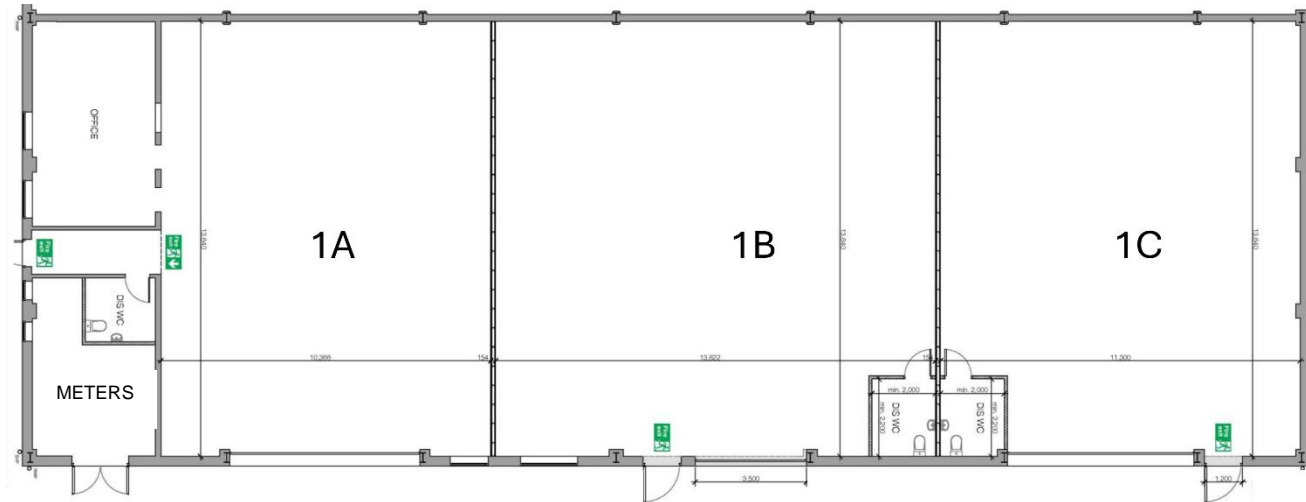
1A Rateable Value: £18,750
 1B Rateable Value: £16,750
 1C Rateable Value: TBA

SERVICE CHARGE

May be applicable to common parts

EPC

1A: C
 1B: C
 1C: C



Unit 1A



Unit 1B



Unit 1C

VIEWINGS –

Max Perkins

t: 01323 437 901

e: mperkins@shw.co.uk



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