

30 High Street, Hailsham, East Sussex, BN27 1BB

Email: hailsham@rossandco.co.uk

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 Drove, 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.

Commercial & Residential Estate Agents • Residential Management/Lettings
Planning & Development • Valuations & Surveying Services

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Ross & Co is the trading name of Ross & Co Agency Ltd.

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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

£725,000

Rent

£6.50 per square foot

EPC

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

117 This is how energy efficient the building is.

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
amanda.west@rossandco.co.uk
jackie.neen@rossandco.co.uk



Please be aware that the Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into or signing a business tenancy or lease agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

Please Note: Ross & Co prepare Sale and Letting Particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor the company will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. (If a property is unoccupied, the company may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold).