



SHW

MAKING
PROPERTY
WORK
SHW.CO.UK

TO LET

INDUSTRIAL AND WAREHOUSE – 9,761 SQ FT (906.88 SQ M)

Unit 2 Millwood House, Drury Lane, St. Leonards-On-Sea, East Sussex, TN38 9BA

DESCRIPTION

- Recently built unit
- Secluded and secure site
- B1, B2 & B8 usage
- Clear minimum eaves height of 6.5M, rising to 8.7M
- Electric roller shutter (W: 3.9M x H: 4.76M) with external canopy
- 3-phase 100A power supply
- 2x gas heaters
- Minimum of 25 allocated car parking spaces

LOCATION

Located at the end of Drury Lane on Ponswood Industrial Estate in St Leonards-on-Sea, approximately 2 miles from Hastings town centre. Nearby estate occupiers include Drallim Industries, Royal Mail, French's Skip Hire, Howdens and We Buy Any Car.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Footprint	9,761	906.88
TOTAL	9,761	906.88

RENT

*£87,750 per annum assuming a minimum term of 5 years term certain.

VAT

VAT will be chargeable on the terms quoted.

SERVICES

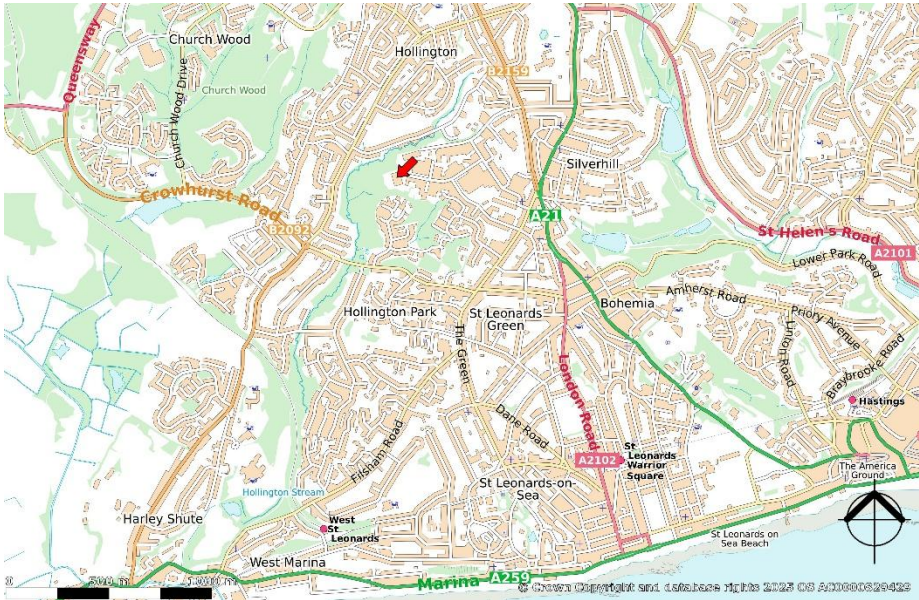
The adjoining owner-occupier will be responsible for the utilities and maintenance of the building as a whole and a service charge will be levied in relation to Unit 2 tenants responsibility.

RATES

We understand verbally from the Valuation Office Agency that the rateable value of the property is £37,250.

EPC

[The property has an EPC rating of A.](#)



VIEWINGS –

Max Perkins

t: 01323 437 901

e: mperkins@shw.co.uk



SHW Property

SHW Property

MAKING
PROPERTY
WORK

SHW.CO.UK

