

TO LET

NEW UNITS – FROM 1,916 SQ FT FOOTPRINT (+ MEZZ & ABILITY TO COMBINE)

ROSEBURY BUSINESS PARK, BRAMPTON ROAD, EASTBOURNE BN22 9AQ

RENT: £13.50 PER SQ FT, PAX

DESCRIPTION

- First phase of new business park
- Units available from 1,916 sq ft footprints
- Option to install mezzanines (storage platforms or fitted offices)
- Ability to merge multiple units
- Larger units are also available on a design & build basis
- Min eaves heights to steel of 5m, rising to 9.4m
- Loading doors of 4m high x 3.8m wide
- Gas supply & 3-phase supply including solar panels
- Class E(g), B2 & B8 Planning Usage

LOCATION

Established business district of Eastbourne, just off Lottbridge Drove, adjacent to the A22/A27 road network. Hampden Park Railway Station is within walking distance and nearby occupiers include David Lloyd Leisure, Currys, Aldi, B&Q, Dunelm, & Costa Coffee.

EPC

B rated.

TERMS

- £13.50 per sq ft, per annum exlcusive
- All rents plus VAT
- New lease lengths to be agreed
- Subject to deposits and referencing

ESTATE CHARGE

Details to be provided.

RATES

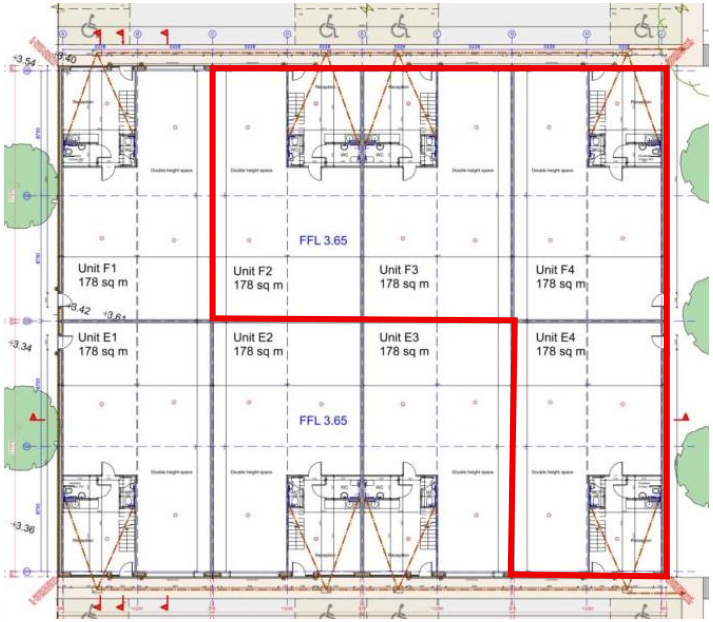
To be assessed. We understand other nearby warehouse units are assessed at £136.50 pm2.

AVAILABILITY (GIA)

	SQ FT	SQ M
E4	1,916	178
F2	1,916	178
F3	1,916	178
F4	1,916	178

Individual units measure circa 10.3m wide x 17.3m deep
Option to install mezzanines (storage platform or fitted offices)








Typical single unit

CONTACT

Max Perkins **t:** 01323 437901 **m:** 07947 373545 **e:** mperkins@shw.co.uk

Oct 26

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