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TO LET

TRADE COUNTER / SHOWROOM / WAREHOUSE: 6,854 – 37,274 SQ FT
Former Graham Plumbing, Hammonds Drive, Eastbourne, East Sussex, BN23 6PW

DESCRIPTION

- Prominent Trade Counter, Showroom & Warehouse
- Fronting busy Lottbridge Drive & Hammonds Drive
- Ample front parking
- Rear loading yard
- Scope to split from 6,854 sq ft

LOCATION

Lottbridge Drive (A2290) is one of the main arterial roads to Eastbourne and forms the principle industrial, trade and out-of-town retail locations approx 1 mile west of the town centre.

Other occupiers in the vicinity include, Window Store (adjacent), Tesco, The Range, Wrens Kitchens, Halfords, Ford, Wickes, Homebase, Pets at Home, KFC, VW, Brandon Tool Hire, Skoda to name a few.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Main Building – Warehouse / Trade Counter	28,795	2,675.14
Main Building – First Floor	1,625	150.97
Showroom – Ground Floor	3,427	318.38
Showroom – First Floor	3,427	318.38
TOTAL	37,274	3,462.87

TERMS

Available on a new lease as a whole but capable of being let in parts. Rent on application.

VAT

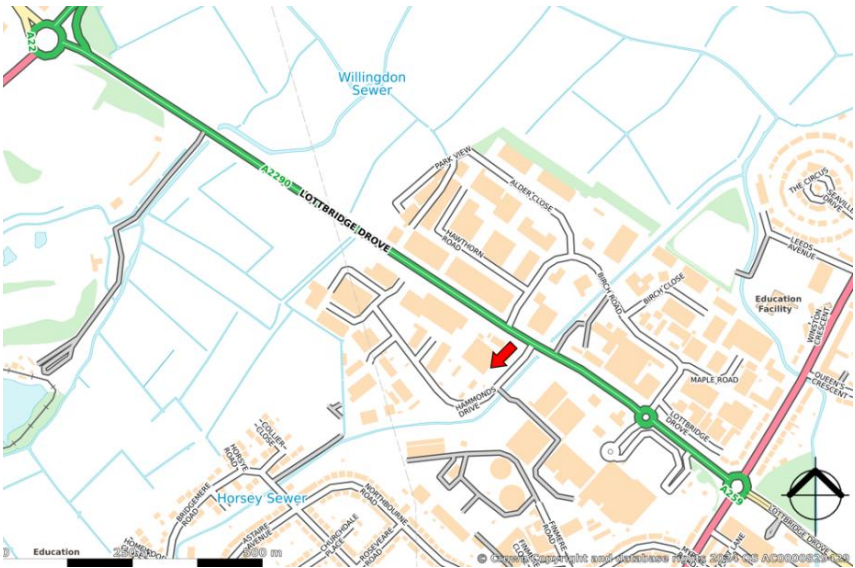
VAT will be chargeable on the terms quoted.

BUSINESS RATES

2026 Rateable Value of the property is £307,500.

EPC

The property has an EPC rating of C.



VIEWINGS – 01323 437900

Max Perkins

m: 07947 373 545

e: mperkins@shw.co.uk

Tim Hardwicke

m: 07989 420 989

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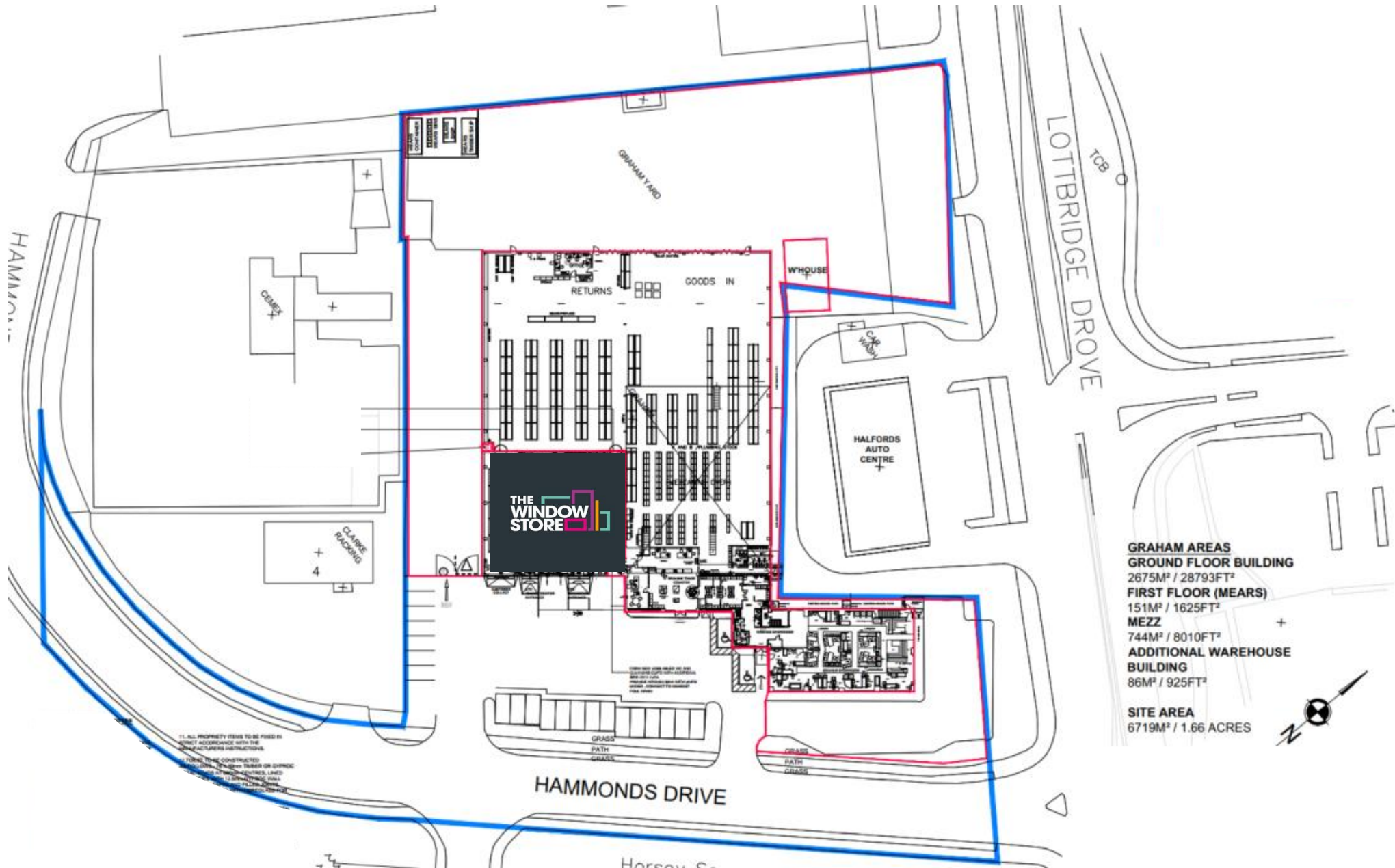
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GRAHAM AREAS
GROUND FLOOR BUILDING
 2675M² / 28793FT²
FIRST FLOOR (MEARS)
 151M² / 1625FT²
MEZZ
 744M² / 8010FT²
ADDITIONAL WAREHOUSE
BUILDING
 86M² / 925FT²
SITE AREA
 6719M² / 1.66 ACRES

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