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FOR SALE/ TO LET

INDUSTRIAL AND WAREHOUSE – 11,398 SQ FT (1,058.97 SQ M)

Unit 17, Edison Road, Highfield Industrial Estate, Eastbourne, East Sussex BN23 6PT

Rent £75,000 Per Annum | Price £750,000 for the Long Leasehold

21 September 2026

DESCRIPTION

- Mid terrace unit
- Minimum eaves height of 4.8m rising to 7.1m
- Manual loading door with 5.2m width and 4.8m height
- Ground floor office with WC's and kitchenette
- First floor space
- 3-phase electric
- Gas supply with blower
- Parking allocation
- Signage opportunities fronting Lottbridge Roundabout

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Footprint	10,777	1001.25
First Floor	621	57.72
TOTAL	**11,398**	**1,058.97**

RENT

£75,000 per annum exclusive on a new lease on terms to be agreed, direct with the Landlord.

PURCHASE

Long leasehold title (ESX195724) also available to purchase for £750,000 with 999 years from 25/12/1988 (961 years unexpired).

VAT

We understand VAT is not chargeable on the terms.

BUSINESS RATES

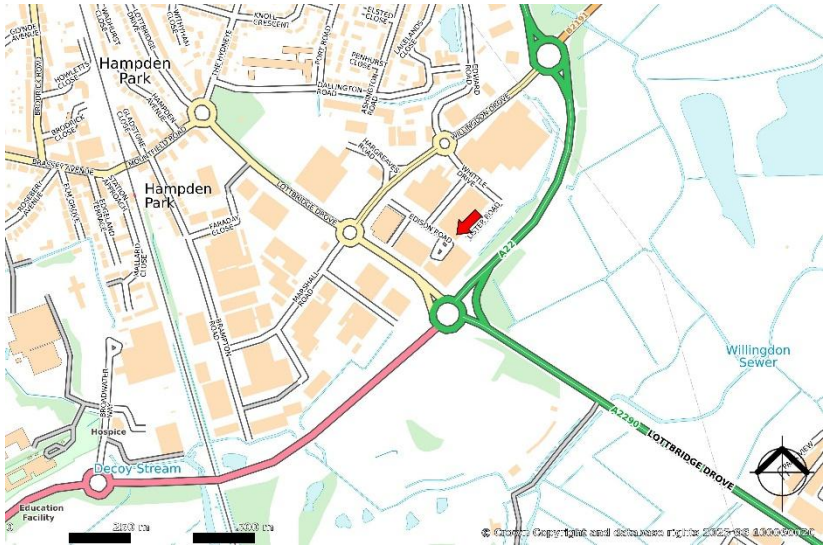
2026 Rateable Value: £71,500

ESTATE CHARGE

Contribution toward wider estate may be applicable.

EPC

The property has an EPC rating of C.











VIEWINGS –

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