SHW

MAKING PROPERTY WORK

SHW.CO.UK



FOR SALE / TO LET

INDUSTRIAL AND WAREHOUSE – 3,655 SQ FT (339.59 SQ M)

Unit 4 Brampton Business Park, 55 Brampton Road, Eastbourne, East Sussex BN22 9AF

PRICE: £550,000 | RENT: £40,000 PAX

28 October 2026

DESCRIPTION

- Warehouse premises
- Excellent yard depth of circa 17m with 5 car parking spaces
- Bin and bike store
- Minimum eaves height of 6m rising to 7.4m
- Spacious estate
- Kitchenette and disabled WC
- 3 phase and gas supply
- Electric roller shutter of 3.6m width x 4.4m height
- Security alarm and fire alarm
- First floor fitted offices with air conditioning
- Popular trading location in Hampden Park off Lottbridge Drove with easy access onto A22 / A27 dual carriageways.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground Floor Footprint	3,255	302.41
First Floor Offices	400	37.18
TOTAL	**3,655**	**339.59**

PRICE

£550,000 for ESX320375 (Freehold) with Vacant Possesion.

RENT

£40,000 per annum exclusive of other outgoings, on a new lease.

VAT

We are informed that VAT is NOT to be charged on the quoting terms.

RATES

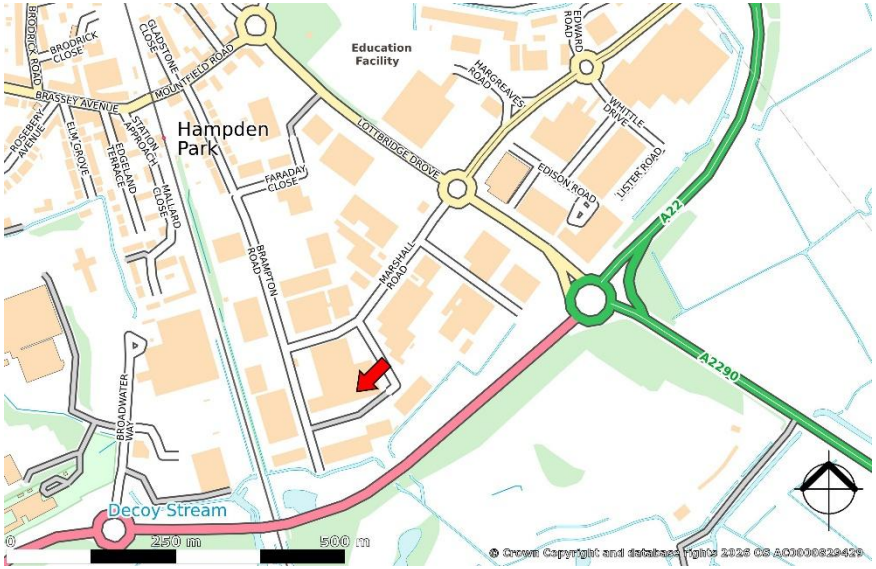
2026 Rateable Value: £41,000

EPC

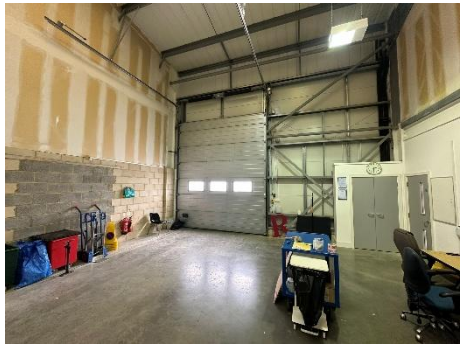
Energy Rating: C

ESTATE CHARGE

Details available on request.











VIEWINGS –

Max Perkins **t:** 01323 437 901 **e:** mperkins@shw.co.uk

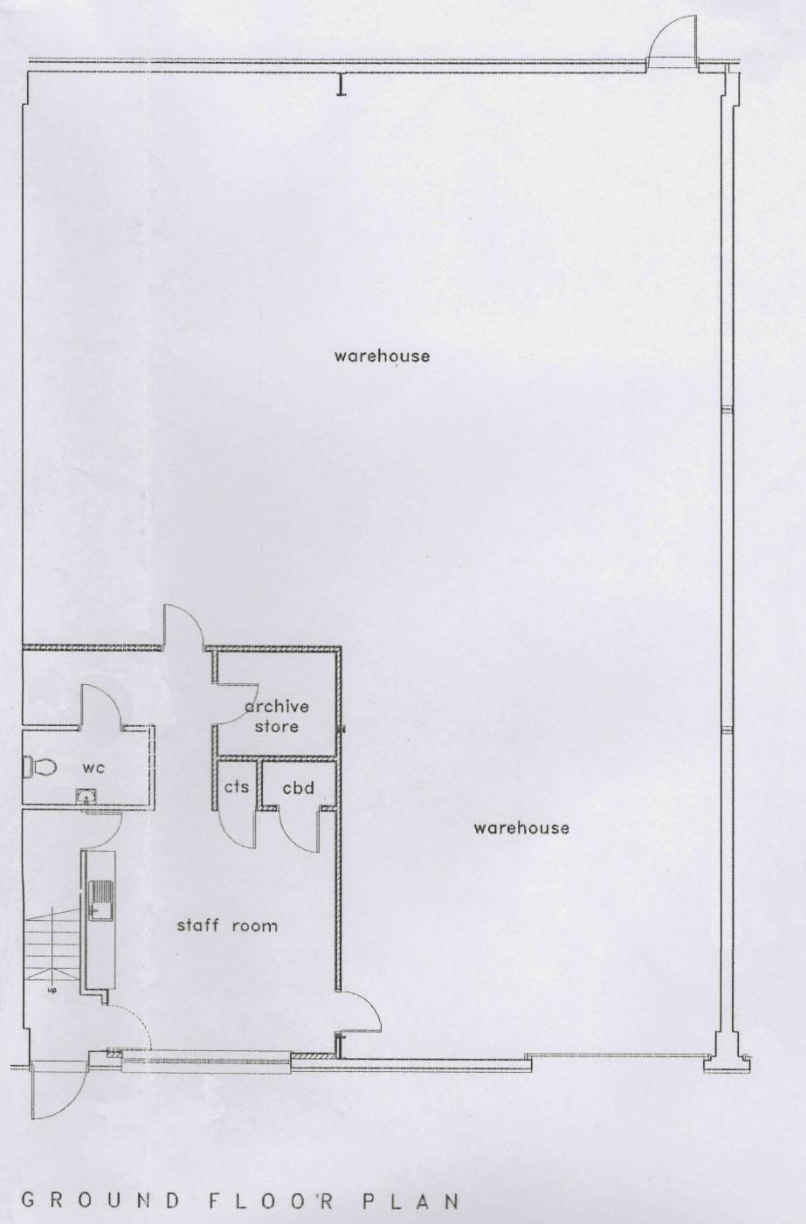
SHW Property

SHW Property

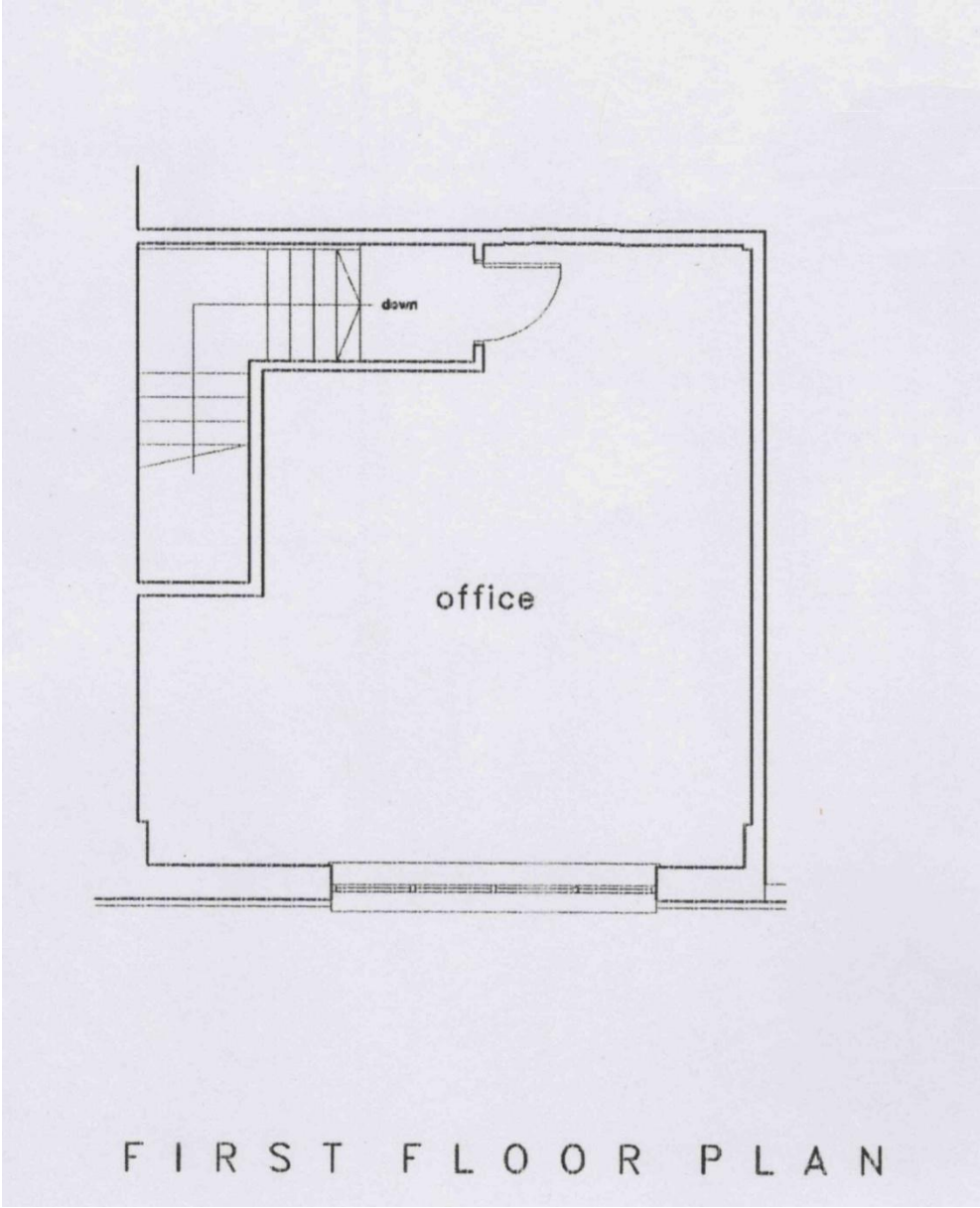
MAKING PROPERTY WORK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW 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, SHW 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. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316

SHW.CO.UK



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VIEWINGS –

Max Perkins **t:** 01323 437 901 **e:** mperkins@shw.co.uk

SHW Property

SHW Property

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW 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, SHW 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. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316