

EASTBOURNE

Mountney Bridge

Available To Let

Semi detached and terrace warehouse
1,245 - 6,333 sq ft (115.66 - 588.34 sqm)

Mountney Bridge

- Eastbourne is 4.2 miles and Brighton 24.5 miles
- Newly Refurbished
- LED Lighting
- Train and B2191

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Mountney Bridge is a multi let industrial estate located to the north east of Eastbourne. Units 33 & 34, 35, 36 and 37 are situated in the most modern area of the industrial estate, the units are adjacent to one another so can be taken individually or as a whole.

The units are all to be refurbished, they will be cleared throughout with the base build mezzanine left in place, new LED lighting and decorated. The external areas will be resprayed and new loading doors and pedestrian doors installed.

- Secure yards
- 24/7 access
- New roofs on K1 and K2
- Level access loading doors
- Ability to combine units
- New double glazed windows

Siteplan



Accommodation

Unit	sq m	sq ft
Units 33 & 34	239.87	2,582
Unit 35	116.40	1,253
Unit 36	116.40	1,253
Unit 37	115.66	1,245
Total	588.33	6,333

Key Features

- Eastbourne is 4.2 miles and Brighton 24.5 miles
- Newly Refurbished
- LED
- Train and B2191
- Target EPC B

Kiln Farm

Mountney Bridge Industrial Estate, Pevensey, Eastbourne, BN27 5NJ

EPC

Target B

Terms

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Location

The estate is located approximately 12 minutes drive to the north east of Eastbourne town centre along the B2191. In the wider South East the property is 45 minutes from Brighton and approximately 60 minutes from Crawley.

The A22 provides the most arterial route north towards London and the M25 and is approximately 40 miles to the north of Mountney Bridge Industrial Estate.

Viewing / Further Information



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By Rail

Pevensey train station is approximately 10 minutes walk which provides a 9 minutes train to Eastbourne and further an 1hr 45min train to London



By Road

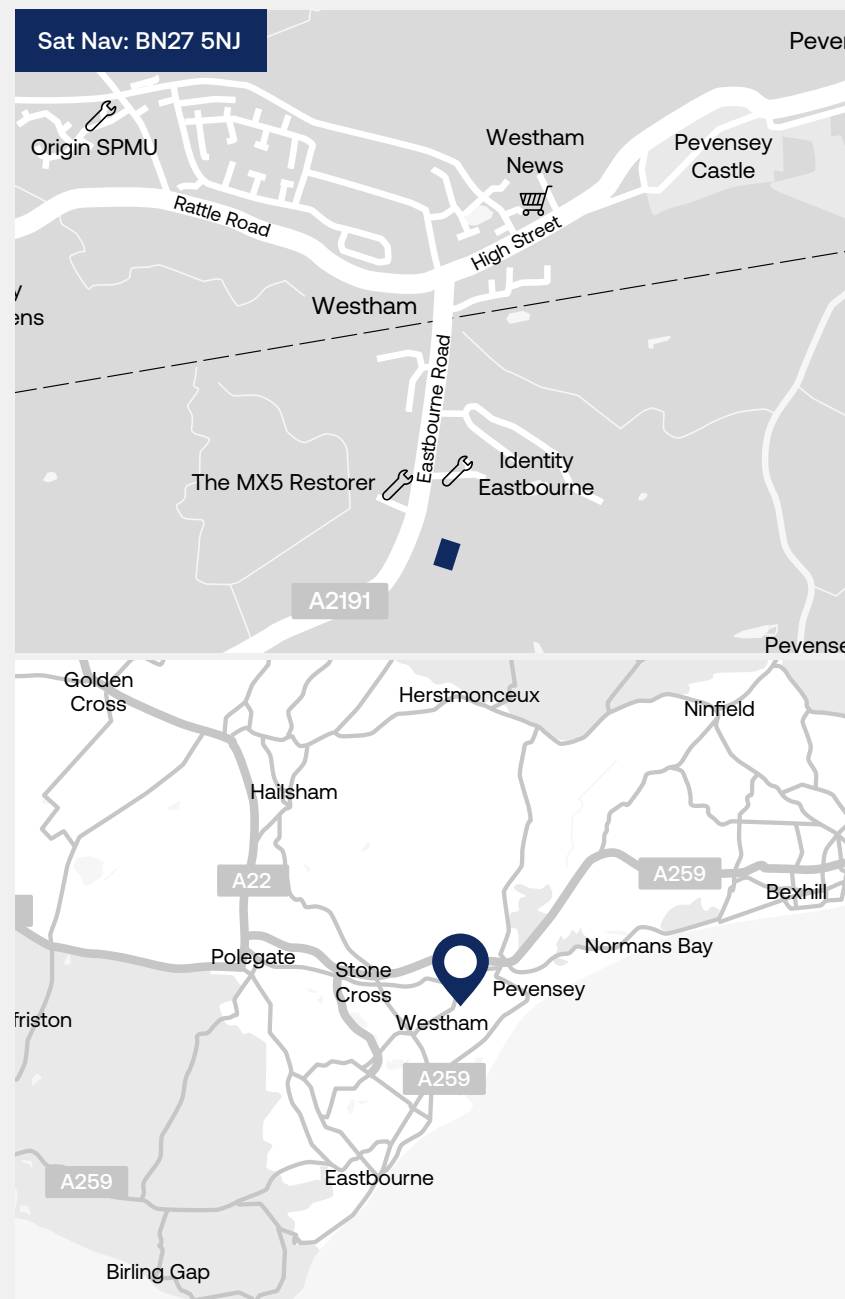
Immediate access to the B2191 to Eastbourne and nearby access to A21 north to London

Mileway

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Property owned by **Mileway**

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