

# Mountney Bridge Industrial Estate East Sussex

TO LET - Multi-let industrial estate  
1001 - 5179 sq ft (93 - 481 sq m)



Newly refurbished

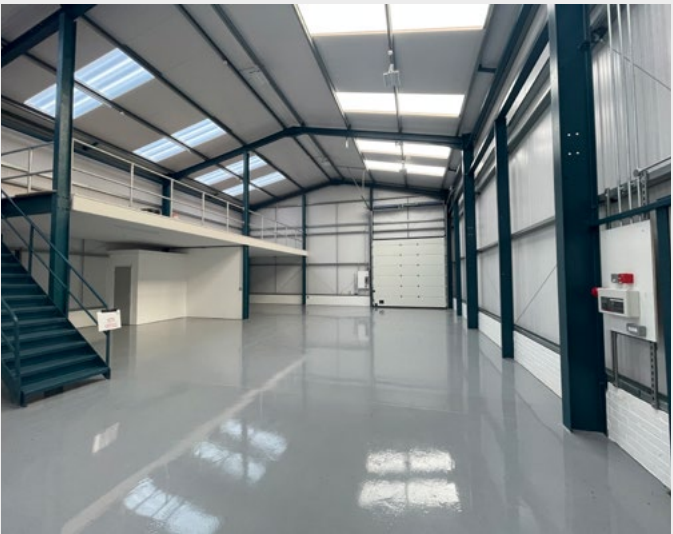
Estate is close to  
town centre

Roller shutter door to front  
and generous apex height

Parking to front

# Mountney Bridge Industrial Estate East Sussex

Unit 43 Mountney Bridge Industrial Estate, Westham, East Sussex BN24 5NH



## Description

Mountney Bridge Business Park is an established business park accessed from the B2191 south of Westham. Eastbourne town centre is close by. Unit 43 is a modern end of terrace industrial unit located immediately behind Mercedes Benz. The ground floor is 112 sq m (1206 sq ft). Within this space is a kitchen, cloakroom and lobby leading to a fire escape corridor. There is a roller shutter door to the front. The first floor is 56.4 sq m (606 sq ft), mainly open plan with a separate office and window overlooking the factory area. There are air conditioning units in both rooms. Outside, parking is provided to the front of the unit.

## Location

The Estate is situated to the east of Eastbourne Road, approximately 1.25 miles to the south west of its junction with the A259 and A27. Pevensey and Westham railway station and westham village centre are within 0.5 miles.

Property owned by **Mileway**

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## EPC

Available upon request.

## Terms

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## Viewing / Further Information

Please contact:

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## Accommodation

Floor areas are as follows:

| Unit       | Area (sq ft) | Area (sq m) | Rent per annum |
|------------|--------------|-------------|----------------|
| Unit 3     | 1,001        | 93          | £10,755        |
| Unit 4     | 1,005        | 93          | £10,755        |
| Unit 5     | 1,005        | 93          | £10,755        |
| Unit 54-57 | 5,179        | 481         | £51,500        |

**Mileway**