

HAMMONDS DRIVE INDUSTRIAL ESTATE HAMMONDS DRIVE, EASTBOURNE, BN23 6PW



LOCATION

The premises is situated on the established Hammonds Drive Industrial Estate. Other occupiers include Edmundson Electrical Limited, Brandon Tool Hire, Carpetright and Phase Electrical Distributors Limited. The estate is at the end of Hammonds Drive situated off Lottbridge Drove.

DESCRIPTION

The premises comprises industrial/warehouse units of steel portal frame construction under a pitched roof. The units specification vary but broadly comprise of a steel roller shutter loading door, WC and parking facilities on site.

SPECIFICATION

- 3 Phase electricity
- · WCs
- · Motorised roller shutter loading bay door
- Separate personnel door
- Fitted ground floor office (Unit 48 and 50 only)

LEASE TERMS

The units are available on new full repairing and insuring leases

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request

LEGAL COSTS

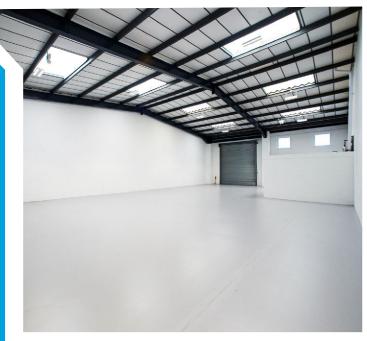
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable

EPC

Available upon request.









on behalf of the Landlord



Lewis Callanan lewis.callanan@ipif.co.uk



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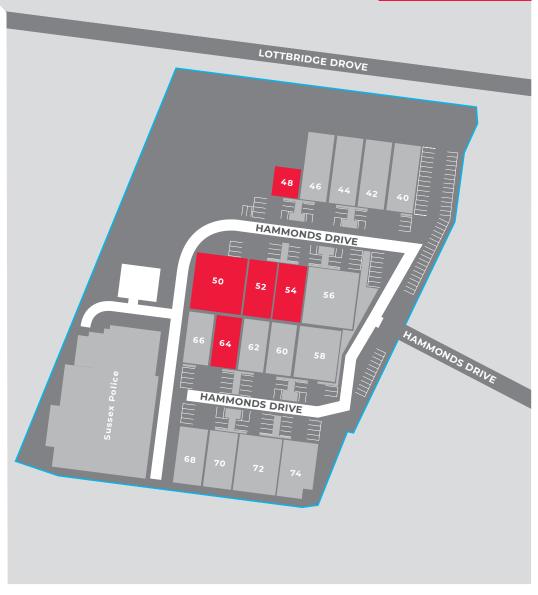
ACCOMMODATION

Available accommodation comprises of the following gross internal areas with Units 50, 52 and 54 available to be combined.

UNIT	M²	FT ²
50	561	6,047
52	277	2,983
54	277	2,982
UNITS 50 - 54 COMBINED	1,115	12,012

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48	165.6	1,783
64	275.9	2,970





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