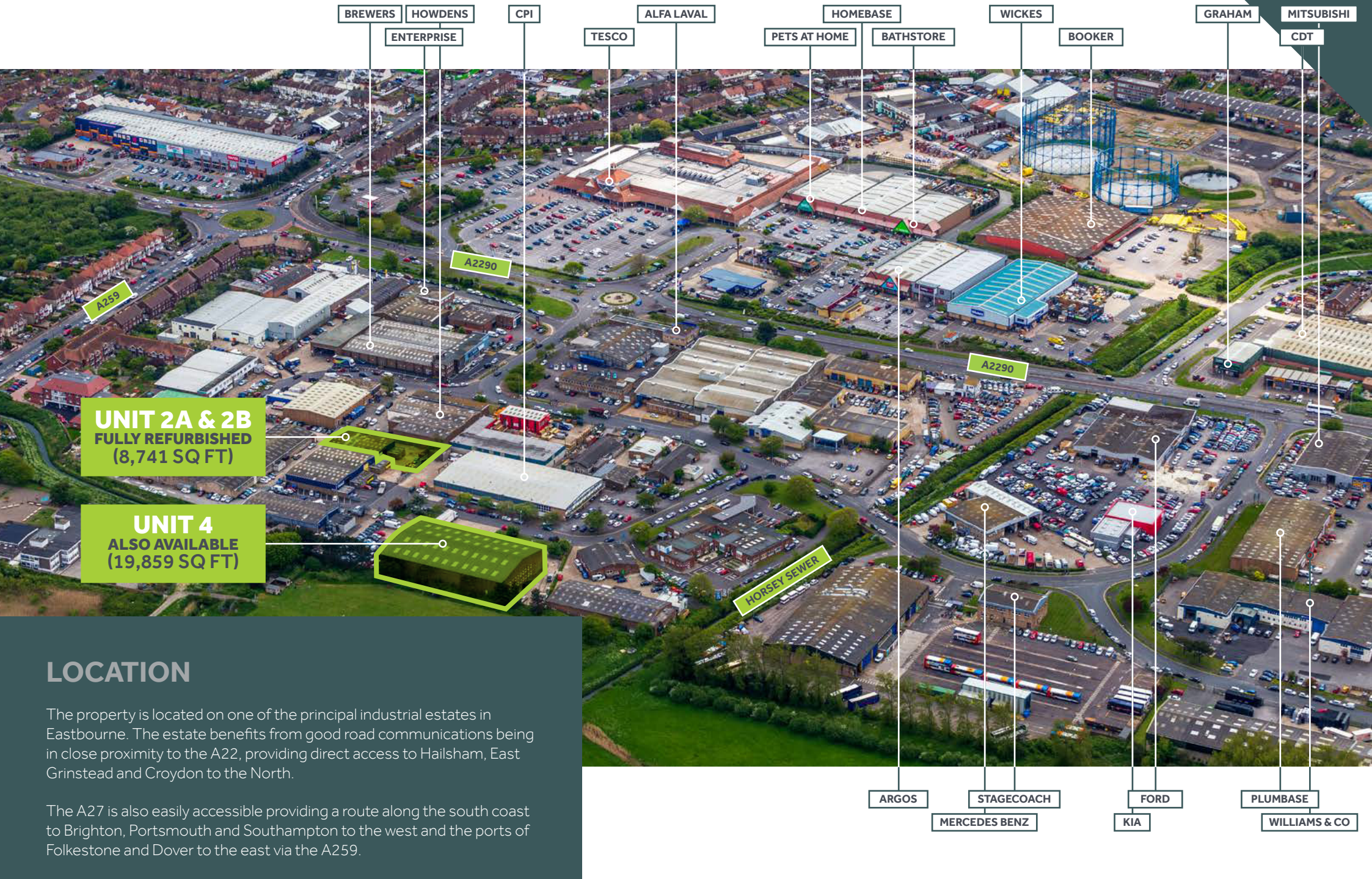


**FULLY
REFURBISHED**



EASTBOURNE 2A & 2B BIRCH CLOSE

AVAILABLE NOW TO LET WAREHOUSE/DISTRIBUTION UNIT 8,741 SQ FT (812 SQM)



BREWERS HOWDENS CPI ALFA LAVAL HOMEBASE WICKES GRAHAM MITSUBISHI
ENTERPRISE TESCO PETS AT HOME BATHSTORE BOOKER CDT

UNIT 2A & 2B
FULLY REFURBISHED
(8,741 SQ FT)

UNIT 4
ALSO AVAILABLE
(19,859 SQ FT)

HORSEY SEWER

ARGOS STAGECOACH FORD PLUMBASE
MERCEDES BENZ KIA WILLIAMS & CO

LOCATION

The property is located on one of the principal industrial estates in Eastbourne. The estate benefits from good road communications being in close proximity to the A22, providing direct access to Hailsham, East Grinstead and Croydon to the North.

The A27 is also easily accessible providing a route along the south coast to Brighton, Portsmouth and Southampton to the west and the ports of Folkestone and Dover to the east via the A259.

DESCRIPTION

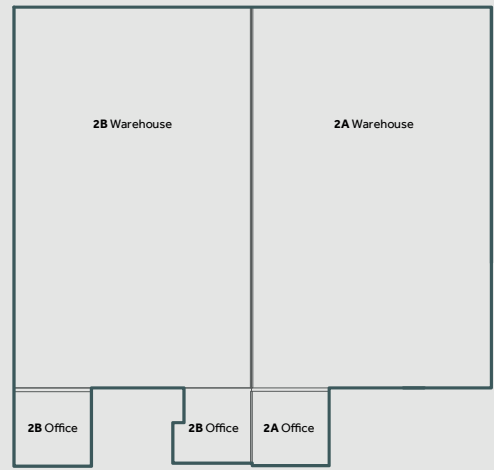
The building comprises a semi-detached warehouse unit totalling approximately 8,741 sq ft GIA which has undergone a full extensive refurbishment including a new roof. The unit benefits from a securely gated self-contained yard with the benefit of 3x electric loading doors.

ACCOMMODATION

	Sqm	Sq ft
Warehouse	738.64	7,951
2B Office	23.52	253
WC/Kitchen	26.60	286
2A Office	23.33	251
Total	812	8,741



FLOOR PLAN



Floor plan is for indicative purposes only.



FULL EXTENSIVE REFRUBISHMENT



READY FOR OCCUPATION



SEMI-DEATCHED UNIT



SECURE GATED WRAP AROUND YARD



2X OFFICE SUITES



3X LOADING ELECTRIC DOORS



SENSORED LED LIGHTS



SEPERATE LADIES AND GENTS WC'S



KITCHENETTE



SCOPE TO SPLIT IN TWO

CONNECTIVITY

A22	1.2 miles	4 mins
EASTBOURNE RAIL STATION	2.2 miles	7 mins
BRIGHTON	25.0 miles	40 mins
M23 J10	45.2 miles	50 mins
M25 J7	44.2 miles	1 hr 5 mins
PORTSMOUTH	70.7 miles	1 hr 25 mins
LONDON	76.1 miles	1 hr 40 mins
DOVER	69.7 miles	1 hr 40 mins
SOUTHAMPTON	86.0 miles	1 hr 50 mins

TERMS

New lease available on terms to be agreed.

BUSINESS RATES

Interested parties should make their own enquires with the local authority.

EPC

To be assessed – target of B rating.

FURTHER INFORMATION

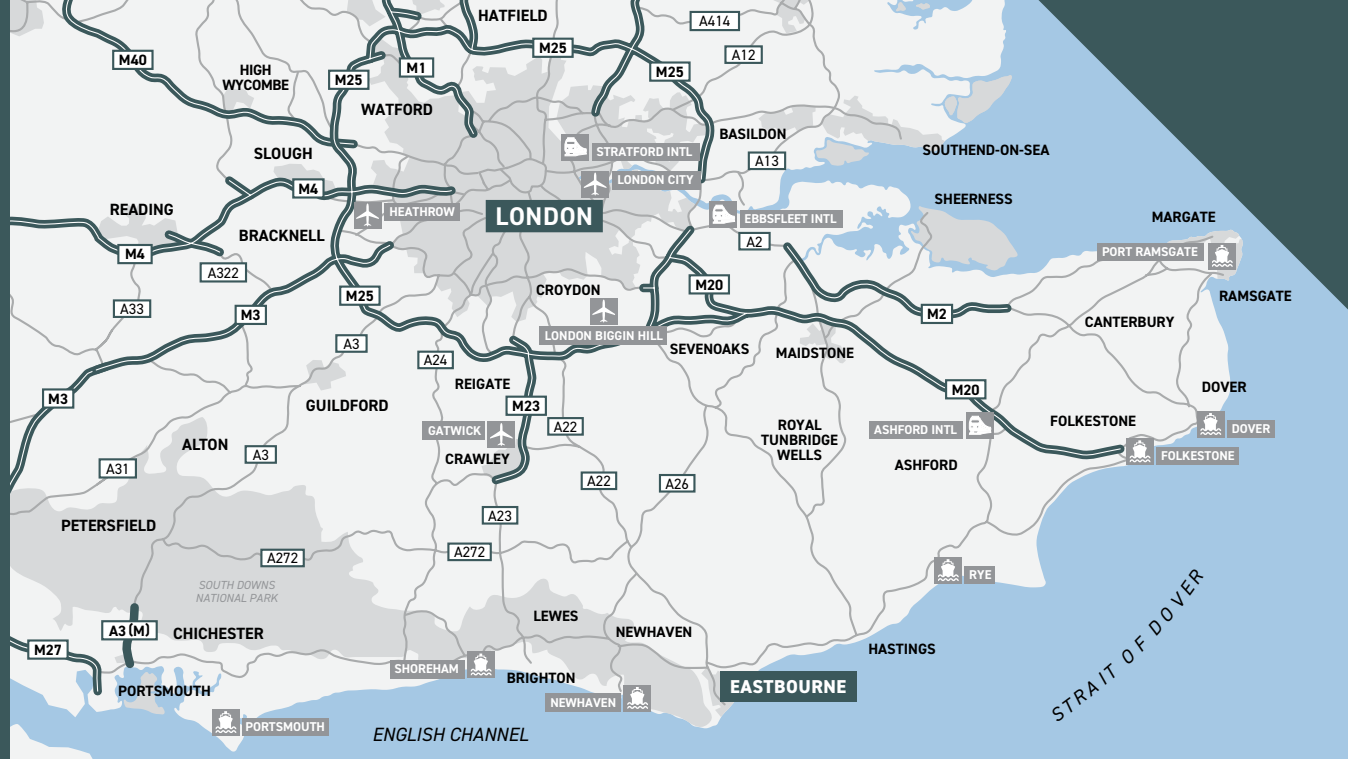
For further information please contact:

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Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate.

Designed and Produced by Waterman Creative, Feb 2024.
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