

UNITS TO LET

1,783 - 12,175 ft²



CENTRAL TO
LOTTBRIDGE DROVE



FULLY REFURBISHED
UNITS



TRADE COUNTER
POTENTIAL



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INDUSTRIAL / WAREHOUSE UNITS TO LET

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

IPIF

LOCATION

The premises is situated on the established Hammonds Drive Industrial Estate. Other occupiers include Edmundson Electrical Limited, Brandon Tool Hire, Carpentryright 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

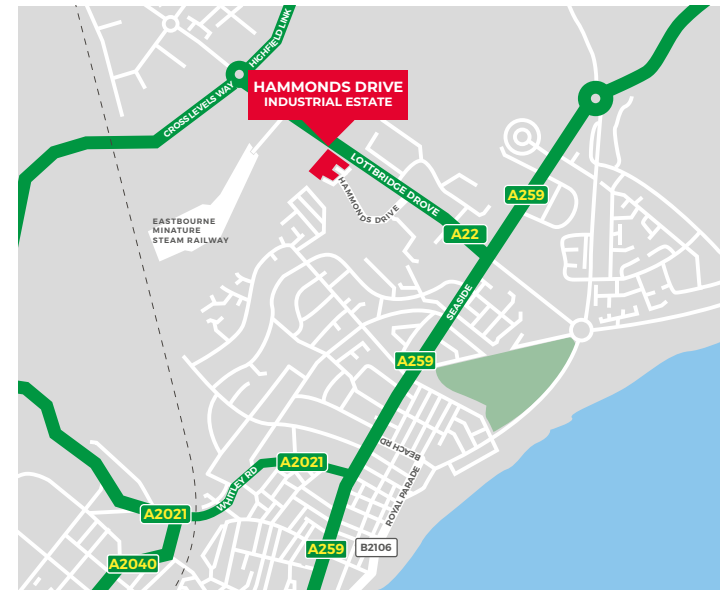
Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

EPC

Available upon request.



On behalf of the Landlord



Rachel Sharman
rachel.sharman@ipif.co.uk



Max Perkins
mperkins@shw.co.uk

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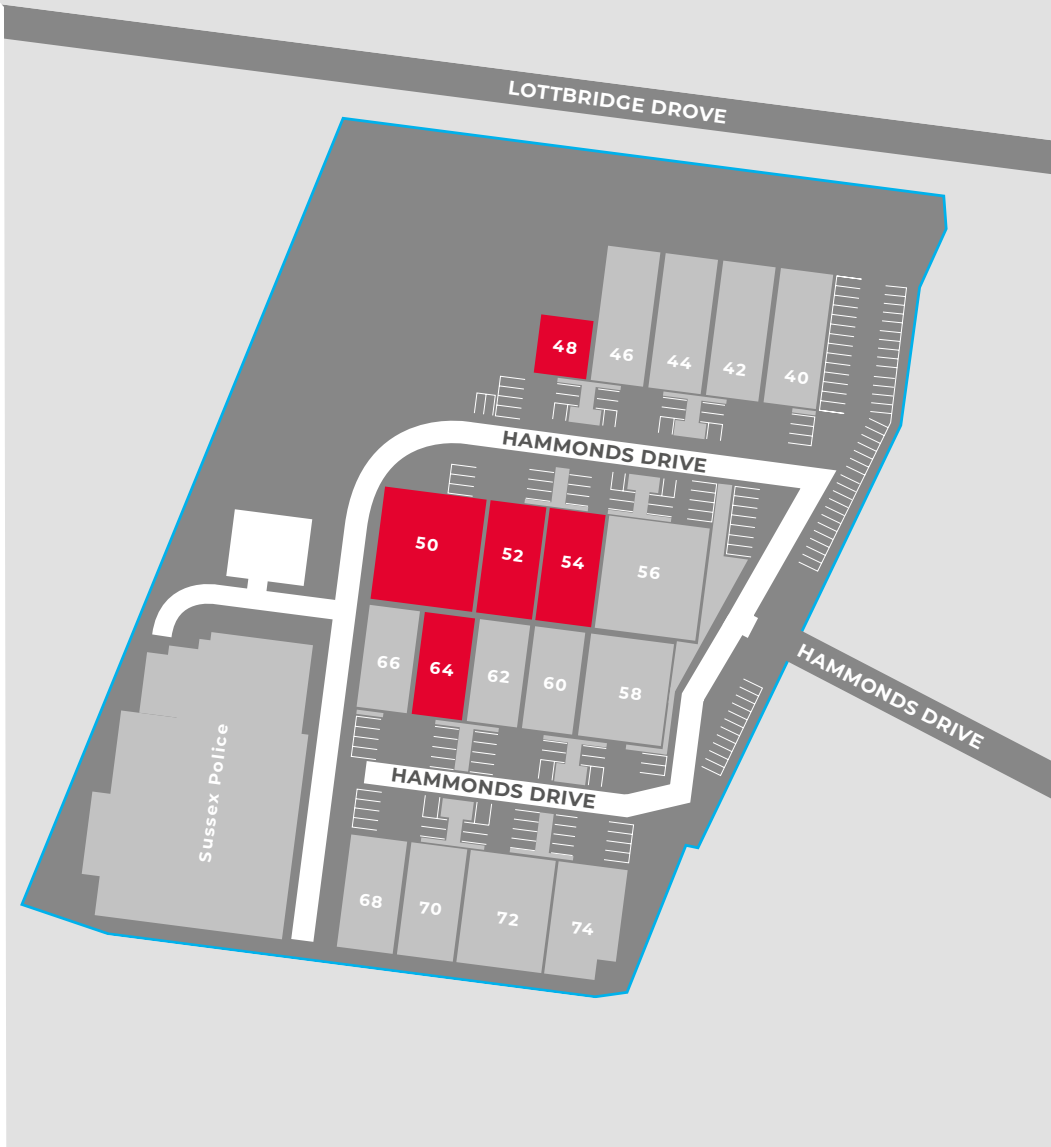
ACCOMMODATION

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

UNIT	M ²	FT ²
50	561	6,047
52	277	2,983
54	277	2,982
UNITS 50 - 54 COMBINED	1,115	12,012
48	165.6	1,783
64	275.9	2,970



BN23 6PW



On behalf of the Landlord



Rachel Sharman
rachel.callanan@ipif.co.uk



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mperkins@shw.co.uk