



**TO LET**

**SHW**

**INDUSTRIAL AND WAREHOUSE – 2,417 SQ FT (224.5 SQ M)**  
Unit 5, Hargreaves Road, Eastbourne, BN23 6QW

**MAKING  
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**LOCATION**

Hargreaves Business Park is located close to the town centre and within yards of the A22/A27 dual carriageway providing access to the local area and the county beyond. The village of Hampden Park and its mainline railway station is located less than a ¼ mile from the premises.

Hargreaves Business Park is next to Morrisons Supermarket and is just off Willingdon Drove and forms part of the Highfield Trading Estate, one of the main industrial areas to the north of Eastbourne.

Neighbouring occupiers include Peugeot, Audi and Toyota dealerships, Toby Carvery and Bannatyne Fitness, as well as the new Morrisons food store and filling station and the Hampden Park Retail Park.

**ACCOMMODATION (GIA)**

	SQ FT	SQ M
Ground Floor Factory	2,417	224.5

**RENT**

£20,500 per annum

**TERMS**

The premises are available to rent on a new lease with terms to be agreed.

**VAT**

VAT will be charged on the quoting terms.

**DESCRIPTION**

The business park offering Grade 'A' industrial and office premises was constructed in 2006/7. The units are constructed of steel portal frame under an insulated pitched roof with steel profile cladding and part block internal walls.

The estate's car parking and loading bay facilities are block paved with the available unit offering a total of 4 car spaces and loading bay. Internally the accommodation has been fitted to a very high standard offering arguably the best industrial space in the area.

There is currently a mezzanine in situ and the landlord is open to leaving some/all of it, depending on the tenants requirements. Rent is not applied to the mezzanine space.

**AMENITIES**

- Full Height roller shutter door
- Personnel entrance
- DDA Compliant WC
- Kitchenette
- 6m minimum eaves to the front of the unit
- 3 Phase electricity
- 20Kn/m floor loading

**RATES**

To be assessed

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**EPC**

The property has an EPC rating of B.

**VIEWINGS – 01323 437900**

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