



TO LET

SHW

INDUSTRIAL AND WAREHOUSE – 9,747 SQ FT (905.5 SQ M)
Unit 2 Millwood House, Drury Lane, St Leonard's On Sea, East Sussex, TN38 9XF

**MAKING
PROPERTY
WORK**

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Rent | £75,000

DESCRIPTION

The subject property forms part of new build, two unit industrial warehouse development, situated on a secluded and securely gated site, shared with the owner-occupier.

This B1, B2 & B8 unit benefits from a clear minimum eaves height of 6.5M, rising to 8.7M, a electric roller shutter door (W: 3.9M x H: 4.76M) with external canopy, 3-phase 100A power supply and 2x gas heaters, along with 18 allocated car parking spaces.

LOCATION

Located at the end of Drury Lane on Ponswood Industrial Estate in St Leonards-on-Sea, approximately 2 miles from Hastings town centre. Nearby estate occupiers include Drallim Industries, Royal Mail, French's Skip Hire, Howdens and We Buy Any Car.

ACCOMMODATION (GIA)

	SQ FT	SQ M
Ground Floor	9,747	905.5
TOTAL	9,747	905.5

AMENITIES

- Porch/Reception area with video entry access system
- Security systems and CCTV
- Phone and internet access
- 3x WC's (1 male, 1 female, 1 disabled access)
- Kitchen/break out area

OTHER INFORMATION

The owner-occupier will be responsible for the maintenance of the building as a whole and a service charge will be levied in relation to the tenants repairing obligations and specific demised area, which is to be confirmed.

RENT

£75,000 PAX

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

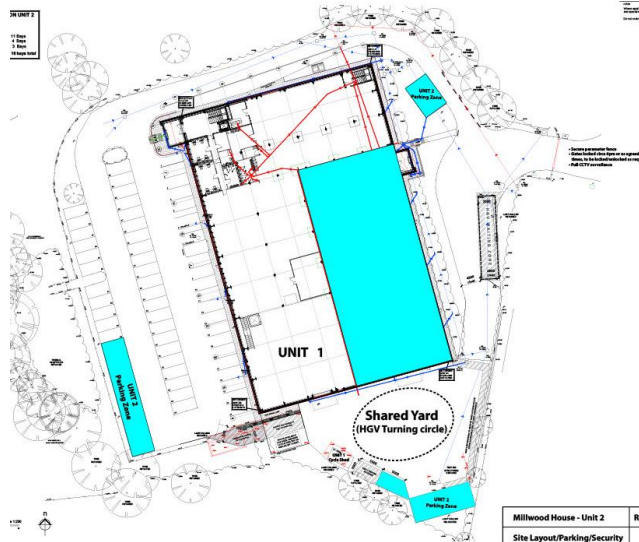
Each party is to be responsible for their own legal fees.

RATES

The new premises is yet to be reassessed following completion of the build. We advise interested parties to make their own enquires with the Valuation Office Agency.

EPC

The property has an EPC rating of A-19.



VIEWINGS:

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