



TO LET

INDUSTRIAL AND WAREHOUSE – 3,805 SQ FT (353.48 SQ M) PLUS MEZZANINE
Unit 12 Hawthorn Road, Eastbourne, East Sussex, BN23 6QA

DESCRIPTION

- Mid-terrace industrial warehouse unit
- Popular trading location off Lottbridge Drove
- Trade counter
- First floor showroom / office
- Rear mezzanine storage
- Allocated parking
- 3 phase power and gas supply

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Footprint	3,180	295.44
First Floor Office / Showroom	625	58.05
Rear Mezzanine	1,855	172.36
TOTAL	5,660	525.86

RENT

New lease at £28,000 per annum exclusive.

VAT

Applicable to the rent and other outgoings.

ESTATE CHARGE

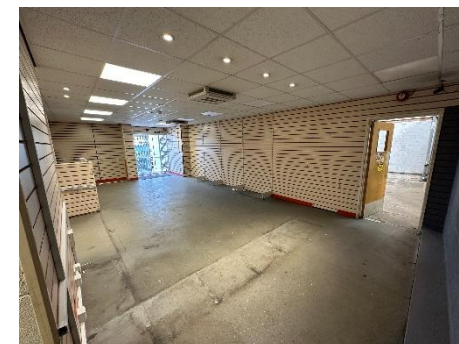
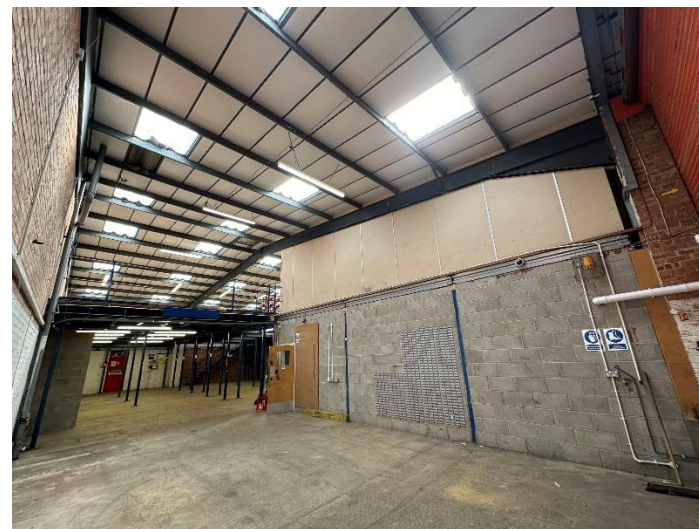
Contribution toward wider estate. Details TBC.

BUSINESS RATES

RV: £32,000 (2026)

EPC

The property has an EPC rating of D.



VIEWINGS –

Max Perkins

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Tim Hardwicke

t: 01293 441 305

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@SHWProperty

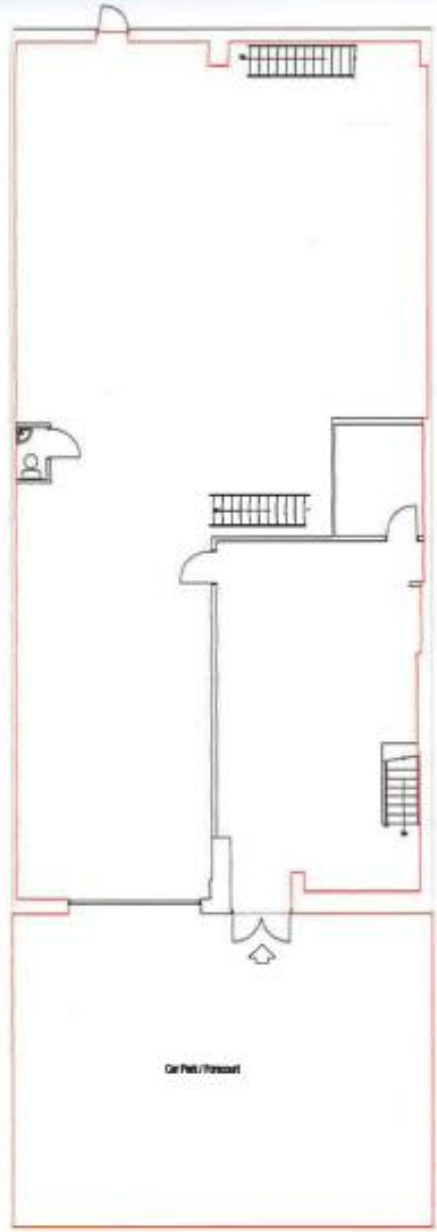


SHW Property

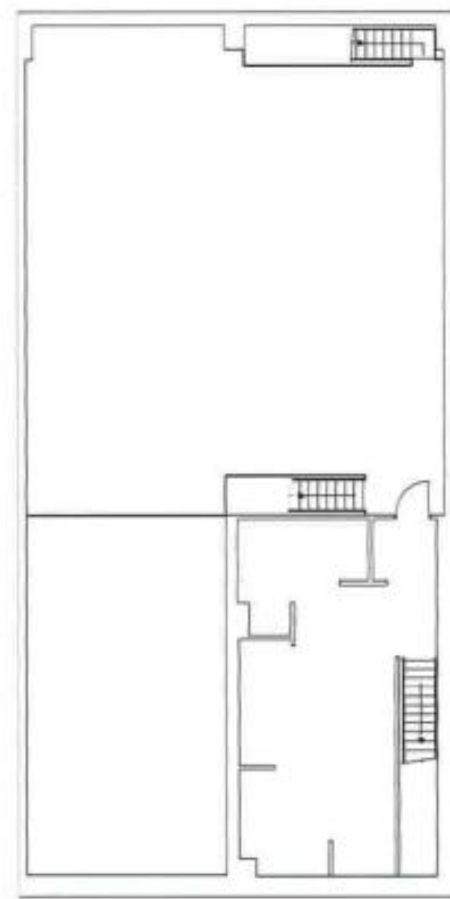


SHW Property

**MAKING
PROPERTY
WORK**



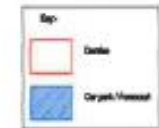
Ground Floor Plan 1:100



First Floor Plan 1:100



Location Plan 1:1250



Handwritten signature: Jack & Co

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