

meridian  
SURVEYORS

**Brunel Road, St. Leonards-on-Sea**

An Industrial Premises For Sale

Asking Price Of £179,950

## Description:

Meridian Property are pleased to offer For Sale this light industrial premises.

## Location:

Located on Brunel Road within the Churchfields Industrial Estate in St Leonards on Sea.

## Accommodation:

Ground floor total area approx. 734sqft  
Workshop approx. 279sqft  
Store/Office area approx. 97sqft  
Store/Office area approx. 54sqft  
Front Workshop approx. 165sqft  
Store/Office room. 92sqft

First Floor total area approx. 813 sqft  
Workshop approx. 257sqft  
Office 1 approx.- 117sqft  
Office 2 approx. - 141sqft  
Office 3 approx.- 74sqft  
Store approx.- 59sqft  
Kitchen  
Toilet Facilities

## Amenities:

Leasehold- 80 Years Remaining  
Light Industrial Unit  
Roller Shutter Loading Door

## Kitchen Area

Male and Female WCs  
Offices and Store Rooms  
Two Parking Spaces to the front with another designated.

## Possession:

Immediate upon completion of legal formalities.

## VAT:

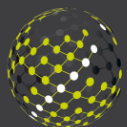
All prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves of VAT in respect of any transaction.

## Viewing:

Strictly by appointment through the agents, Meridian Property.



	Sq ft	Sq m
<b>TOTAL APPROX:</b>	<b>143</b>	<b>1547</b>



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements.