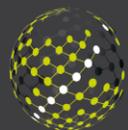




Unit 38
FOR ALL BRANDS OF
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SURVEYORS

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.

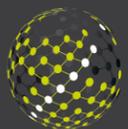
Possession:
 Immediate upon completion of legal formalities.

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
TOTAL APPROX:	143	1547



meridian
 SURVEYORS

Contact
 16 Havelock Road, Hastings
 East Sussex, TN34 1BP

Tel: 01 424 863306
www.meridianproperty.co.uk
info@meridianproperty.co.uk

Agent's 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 recheck the measurements.