

compton industrial estate

4 BIRCH CLOSE ■ EASTBOURNE ■ BN23 6PE

CANMOOR

FULLY
REFURBISHED



Detached Warehouse/Distribution Unit 19,859 sq ft (1,844.9 sq m) **TO LET**

AVAILABLE NOW

- New steel cladding overlay roof with warranty
- 6.75m clear height
- 9.38m max clear height
- Three phase power
- Excellent Parking
- Gas supply
- 4 electrically operated loading doors
- 2 x service yards
- Low site density of 44%

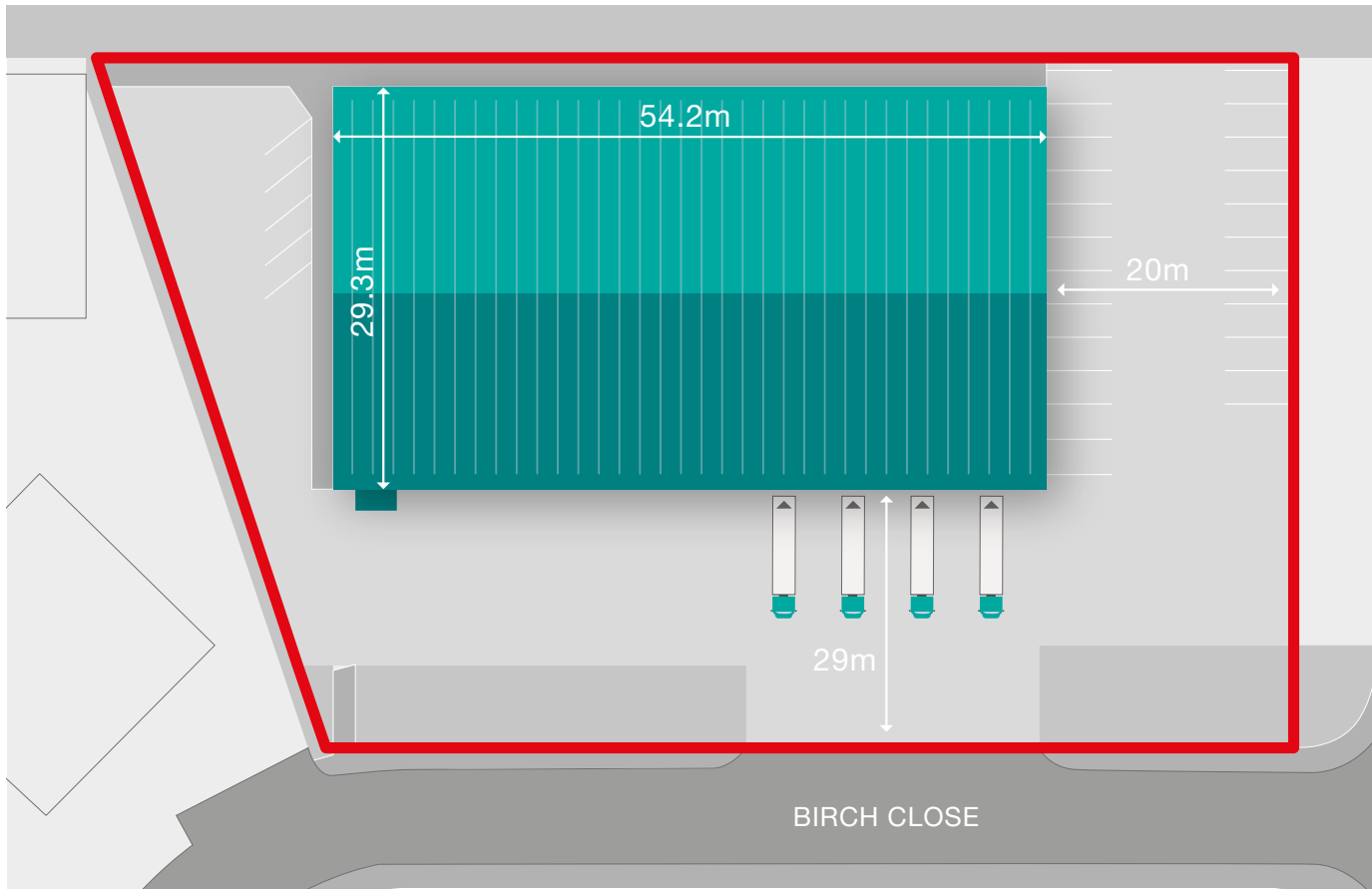
EASTBOURNE

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DESCRIPTION

The building comprises a detached warehouse unit totalling approximately 19,859 sq ft GIA, with first floor storage areas of 819 sq ft, with an open plan warehouse and an office area at the northern end of the building. The building is accessed via 4 loading doors on its western elevation and has loading and parking areas to the front and both sides.

ACCOMMODATION

	SQ FT	SQ M
Ground Floor Warehouse	15,772	1,465.27
Ground Floor Offices	2,043	189.83
First Floor Offices	1,224	113.70
First Floor Storage	819	76.13
Total GIA	19,859	1,844.93



New steel cladding overlay roof with warranty



9.38m Max Clear Height



6.75m Clear Height



4 Electric Loading Doors



Yards to the front and both sides



Three Phase Power

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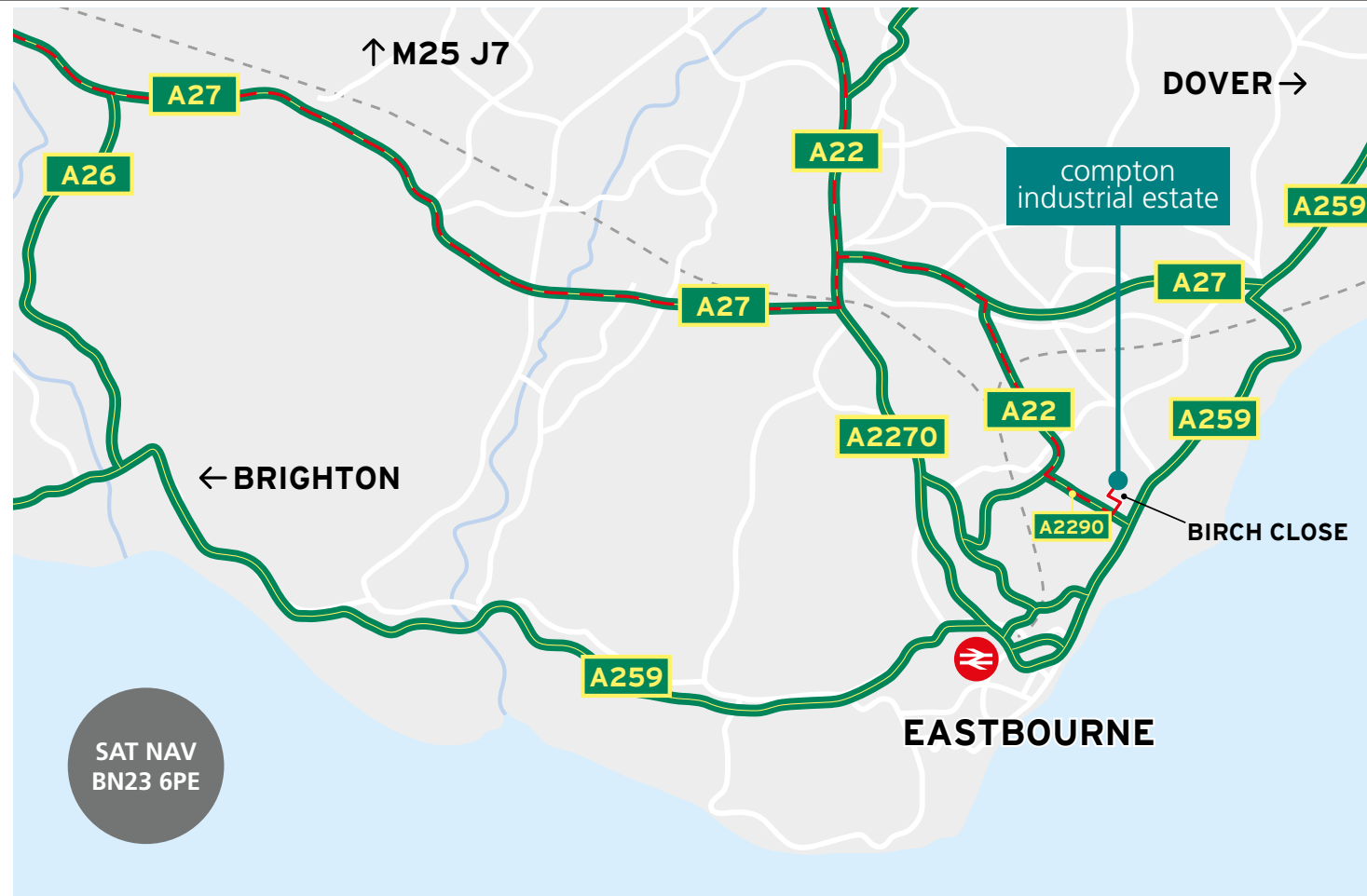
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LOCATION

The property is located on one of the principal industrial estates in Eastbourne. The estate benefits from good road communications being in close proximity to the A22, providing direct access to Hailsham, East Grinstead and Croydon to the North. The A27 is also easily accessible providing a route along the south coast to Brighton, Portsmouth and Southampton to the west and the ports of Folkestone and Dover to the east via the A259.

CONNECTIVITY

A22	1.2 miles	4 mins
Eastbourne Rail Station	2.2 miles	7 mins
Brighton	25.0 miles	40 mins
M23 J10	45.2 miles	50 mins
M25 J7	44.2 miles	1 hr 5 mins
Portsmouth	70.7 miles	1 hr 25 mins
London	76.1 miles	1 hr 40 mins
Dover	69.7 miles	1 hr 40 mins
Southampton	86.0 miles	1 hr 50 mins



FURTHER INFORMATION

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