

**TO LET**

OPEN STORAGE,  
BLATCHINGTON  
ROAD  
INDUSTRIAL  
ESTATE,  
SEAFORD, EAST  
SUSSEX  
BN25 2AN

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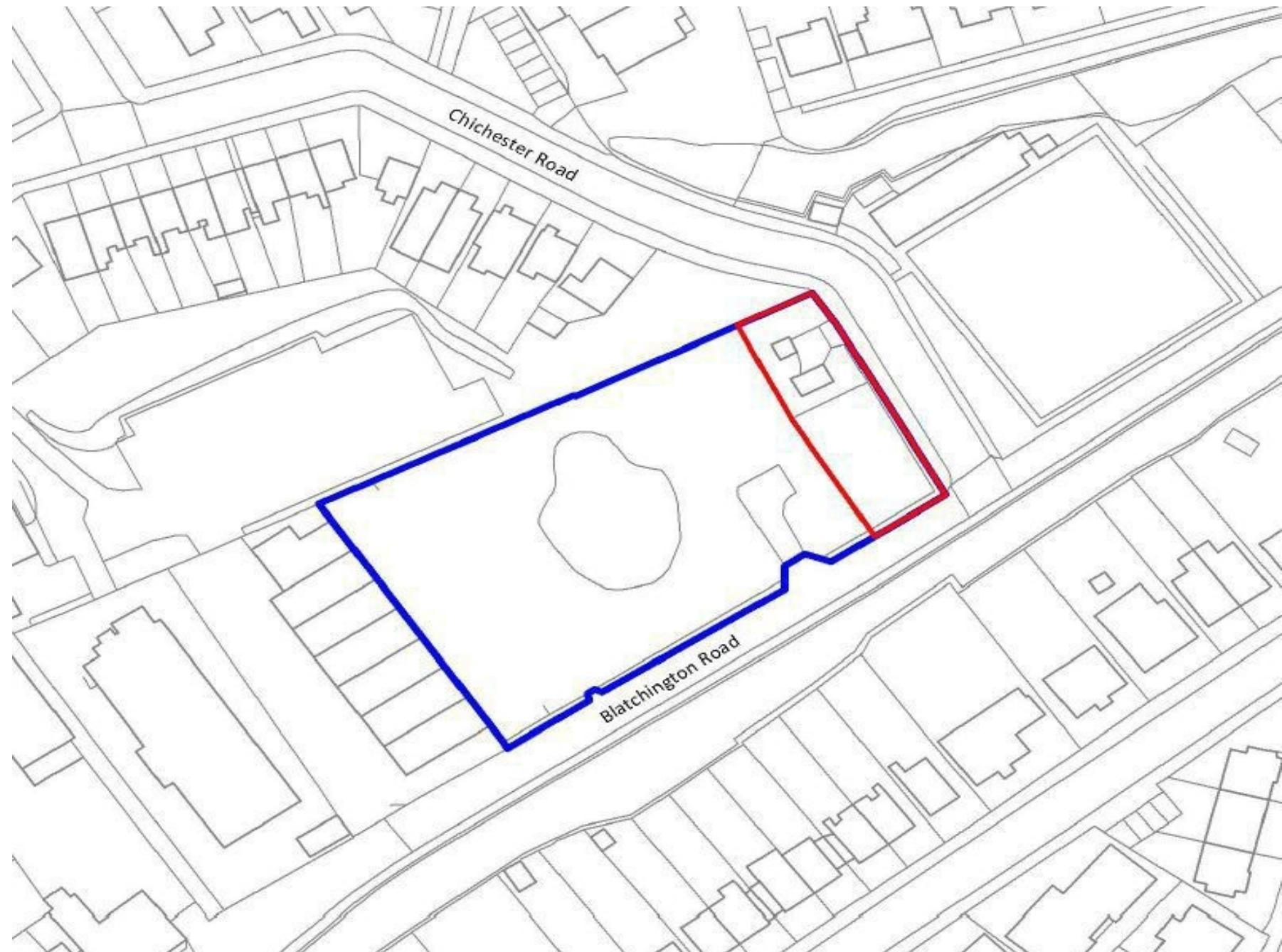
**36,594** sq ft  
**3,399.58** sq m

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- Easily accessible
- Cleared and secure site
- Part concrete and level surface
- Class 3 (35) Open Storage

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## LOCATION

The site is located in Seaford, East Sussex.

It can be directly accessed via Blatchington Road, offering easy road access to the A27 motorway, which is 8 miles to the north via the A26. This provides good connections to London as well as Portsmouth. A 12-mile drive to the west is Brighton and a 10-mile drive to the east is Eastbourne.

The site also benefits from Seaford train station which is about 350m distant.

## DESCRIPTION

The former gas holder site (edged in blue) has now been cleared, making for a reasonably levelled part concrete and part hardcore surface.

The site is surrounded by metal wire fencing and is available for immediate occupation for open storage.

The property does not include the perimeter edged in red, which is retained for operational use by the vendor.

## ACCOMMODATION

Name	Size
Total	36,594 sq ft (3,399.58 sq m)

## TERMS

Maximum two year term certain.

## RENT

£50,000 per annum

## RATEABLE VALUE

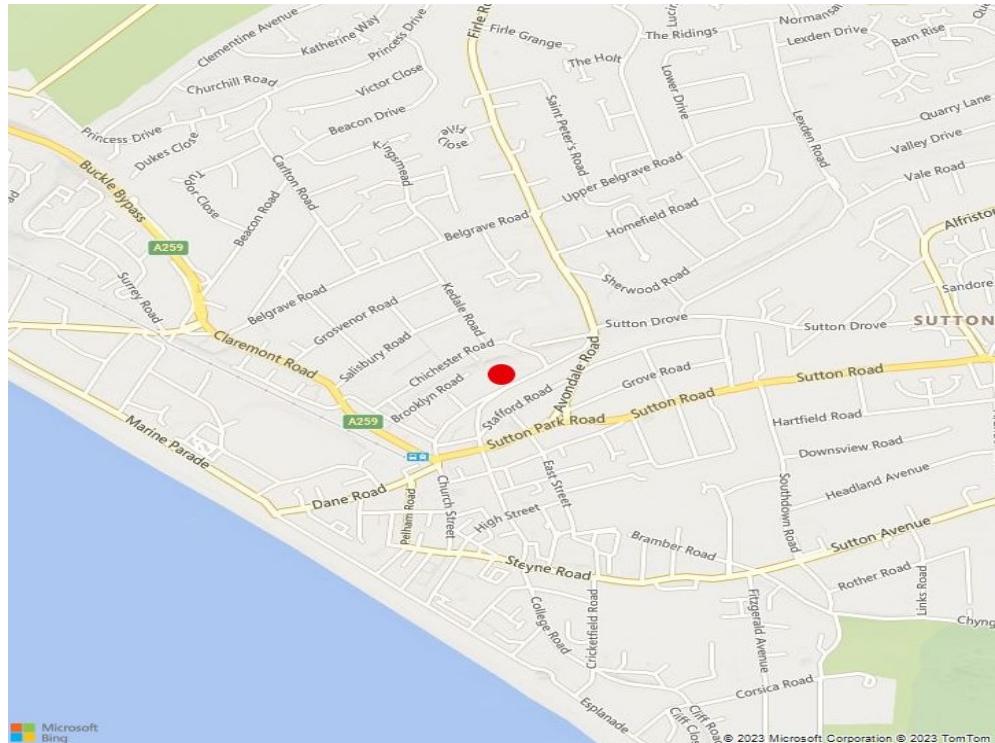
Not assessed.

## EPC

N/A

## VIEWING

Strictly by appointment with agents.



## CONTACT

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