

meridian
SURVEYORS

**Unit 15 Armstrong Close, Armstrong Close, St.
Leonards-on-Sea**

A Light Industrial Premises with Offices To Let Rent £22,500pax

Unit 15 Armstrong Close, Armstrong Close, St. Leonards-on-

Rent £22,500pax

Description:

An end of terrace industrial unit with two offices and a meeting room above with ample parking and access.

Location:

Located on Armstrong Close within the Churchfields Industrial Estate in St Leonards on Sea.

Accommodation:

Ground Floor:
Main workshop area approx. 700sqft
Ground floor store/office approx. 269sqft
Kitchen area
Male WC
Female WC
First Floor:

Meeting room approx. 139sqft
Office one with strong room approx. 226sqft
Office two approx. 139sqft
Store room approx. 182sqft

Amenities:

Light Industrial Unit
Roller Shutter Loading Door
Kitchen Area
Male and Female WCs
Ground Floor Store/Office
Meeting Room

Two Offices
Large Store Room
Strong Room
Plenty of Parking

Term:

A new lease for a term to be agreed.

EPC Asset Rating:

TBC

Rateable Value:

The rateable value is £9000. Small business rate relief may be available.

Legal Costs:

Each party responsible for their own legal fees.

Possession:

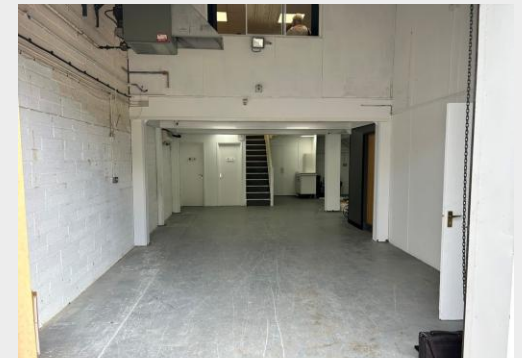
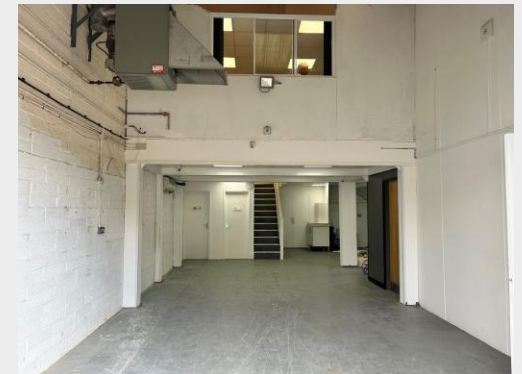
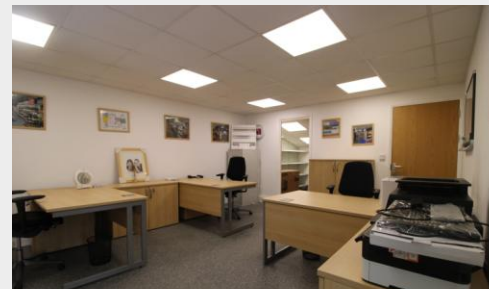
Immediate upon completion of legal formalities.

VAT:

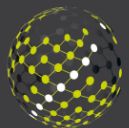
All prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves of VAT in respect of any transaction.

Viewing:

Strictly by appointment through the agents, Meridian Property.



	Sq ft	Sq m
TOTAL APPROX:	1655	153



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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.