

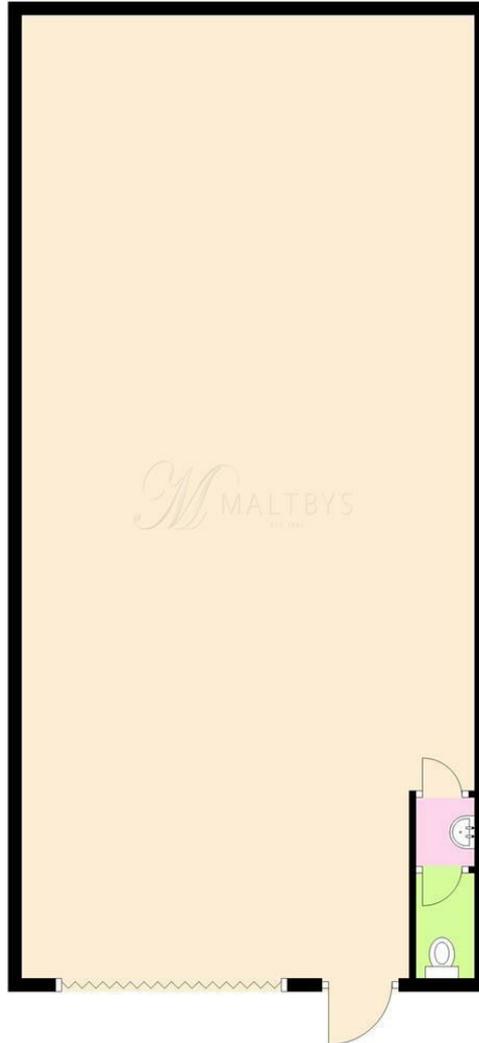
9 Beeching Park Wainwright Road, Bexhill-On-Sea, TN39 3UR
£12,500

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A large, secure Industrial Unit for sale at the popular and well located Beeching Park in Bexhill. The unit has large bi-folding shutter doors, allowance access for large vehicles. The interior comprises of a large open space with a WC to the side, it provides a blank canvas for a variety of uses. The property boasts some natural light and due to recent refurbishments of the whole premises it is in pristine condition. The ceilings are incredibly high making it possible to put in a mezzanine floor (with permissions) for office space or storage. The premises has an efficient heating and air conditioning system and ample strip lighting and benefits from two allocated parking spaces on the site. Properties like this are rarely available so arranging viewings as soon as possible is highly recommended.

Ground Floor

Approx. 104.3 sq. metres (1122.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-91kWh/m²	A		
91-81kWh/m²	B		
80-69kWh/m²	C		
59-48kWh/m²	D		
47-39kWh/m²	E		
39-31kWh/m²	F		
31-22kWh/m²	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
102-91kWh/m²	A		
91-81kWh/m²	B		
80-69kWh/m²	C		
59-48kWh/m²	D		
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