

POTENTIAL FOR REDEVELOPMENT (SUBJECT TO PLANNING)

FOR SALE

41 BRAMPTON ROAD

Hampden Park, Eastbourne, East Sussex, BN22 9BN

c163,600 sq ft Manufacturing Plant on 5.26 acres

EASTBOURNE SPORTS PARK

DAVID LLOYD

TESCO

TO GATWICK & LONDON VICTORIA

HAMPDEN PARK STATION

SAINSBURY'S

TO EASTBOURNE

ALDI

B&Q

MORRISONS

A2280

THE LOTTBRIDGE GOLF CLUB

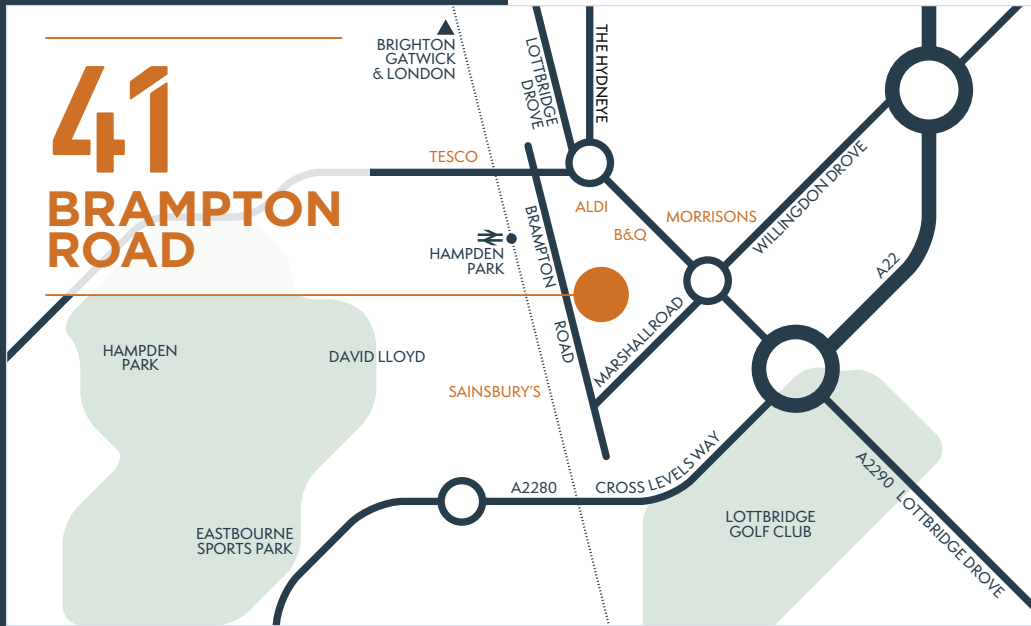
A2290

A22

TO A27



41 BRAMPTON ROAD



≈ 163,600 SQ FT

2.13 HECTARES (5.26 ACRES)

60 CAR PARKING SPACES & LORRY PARKING AREA

A22 LESS THAN HALF A MILE



LOCATION

41 Brampton Road is located on the established Hampden Park Industrial Estate approximately 2 miles north of the town centre and close to the Hampden Retail Park.

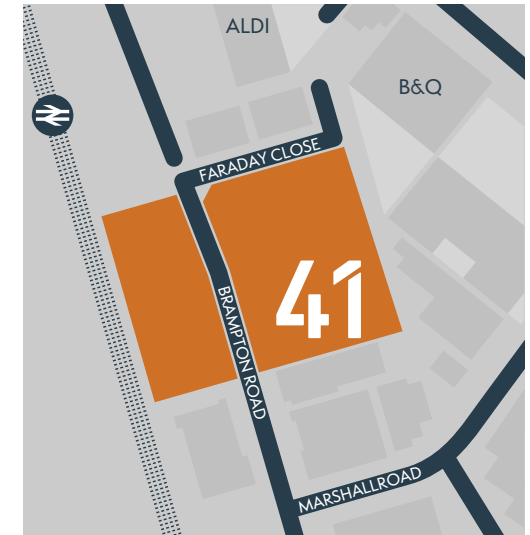
Hampden Park mainline railway station is within easy walking distance (approximately 200 yards) with direct trains to Brighton, Gatwick and London Victoria. The A22 and A27 are conveniently located less than half a mile from the premises providing excellent road links to the county and beyond.

DESCRIPTION

The site consists of 2 plots of land, located opposite each other. The main production site measures approximately 1.47 hectares (3.6 acres) with the car park and informal green space totalling approximately 0.66 hectares (1.6 acres).

The production site has been developed piecemeal since 1950's and totals approximately 163,600 sq ft and includes a number of buildings ranging from 1 storey, to 3 storeys including offices fronting Brampton Road where there is limited parking.

Across the road from the production site there is a staff parking area which consists of approximately 60 car parking spaces and a lorry parking area and an undeveloped area of green space located to the north of the car parking area.



PLANNING

The property falls within an employment zone within the Eastbourne Borough Plan for B Class uses.

TENURE - Available freehold.

EPC - E (103).

VIEWINGS

For further information and to arrange viewings please contact:



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