

# Units 3 & 4, Queensway Avenue South, St Leonards-on-Sea, East Sussex TN38 9AG

Freehold Industrial Investment

**Lot 24**

£78,100 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (approx)		Tenant	Term	Rent p.a.x.	Reversion
Lower Ground	Warehouse/Industrial	493.97 sq m	(5,317 sq ft)	INDEPENDENT TOILETRIES	10 years from 25/12/2013 on a full repairing and insuring lease	£78,100	24/12/2023
Ground	Warehouse/Industrial	342.60 sq m	(3,688 sq ft)	LIMITED t/a Poppypac (1)			
Ground First	Office	230.04 sq m	(2,476 sq ft)				
	Office	230.19 sq m	(2,478 sq ft)				
<b>Total</b>		<b>1,296.80 sq m</b>	<b>(13,959 sq ft)</b>			<b>£78,100</b>	

(1) Poppypac is an experienced provider of manufacturing, filling and packing services to the health and beauty industries, providing services to all types of client, from High Street chains to independent brand suppliers (Source: www.poppypac.co.uk 09/11/2017).

## Key Details

- Entirely let to Independent Toiletries Ltd (t/a Poppypac) until December 2023 (no breaks)
- 1,296.80 sq m (13,959 sq ft) of industrial/warehouse and office accommodation
- Forms part of Enviro 21 modern business park/light industrial estate



## Location

**Miles:** 16 miles north-east of Eastbourne  
26 miles south of Royal Tunbridge Wells  
**Roads:** A2690, A21  
**Rail:** Crowhurst Railway Station  
**Air:** Gatwick Airport

## Situation

St Leonards-on-Sea is a seaside town approximately 4 miles west of Hastings and 35 miles east of Brighton. The property forms part of Enviro 21, a modern business park/light industrial estate fronting Queensway (A2690). The estate also houses the Sussex Exchange, a restaurant, bar, conference and event venue.

## Description

The property comprises a modern detached industrial/warehouse building currently providing two separate warehouses over ground and lower ground with additional office accommodation over ground and first floors linking the two warehouses. The property also benefits from an 8 person passenger lift.

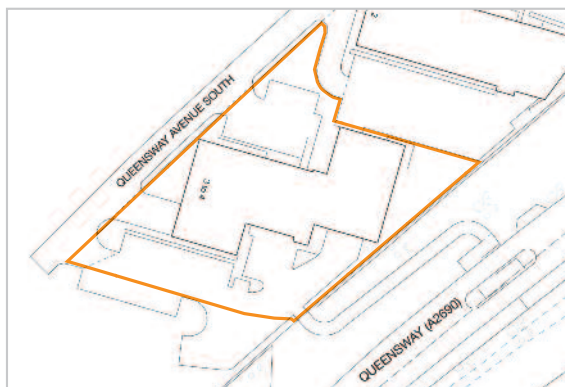
## Tenure

Freehold.

## VAT

VAT is applicable to this lot.

## Six Week Completion



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