

FOR SALE

with vacant possession (due to relocation)

*** BEST BIDS BY 8TH JULY AT 5PM ***

see best bids letter at foot of brochure



A site of approx.

3.48 acres (1.41 hectares)

A complex of production, warehouse and office buildings comprising 83,167 ft²



HIGHLY VISIBLE
MAIN ROAD LOCATION



ESTABLISHED COMMERCIAL
& RETAIL LOCATION



FLUDE.COM 01273 727070

KEY CONSIDERATIONS

- Of interest to owner occupiers, investors and developers.
- Prominent corner location in established commercial/trade counter/retail location.
- Directly opposite a Tesco superstore and the Admiral Retail Park where occupiers include Homebase, Pets at Home, Wickes, Argos, Hobbycraft, McDonalds and Pizza Hut.
- Approx. 110 metre frontage to the A2290 Lottbridge Drive & 280 metre frontage to Birch Road.
- A range of existing production, warehouse and office buildings and yard/parking areas.
- Suitable for retention of existing buildings and ongoing occupation or split up, refurbishment and letting or wholesale redevelopment.
- To be sold with vacant possession.



NEARBY
OCCUPIERS

TESCO

HOMEBASE

pets at home

Wickes

Argos

hobbycraft

McDonald's



LOCATION

Eastbourne is an established and popular seaside town on the south coast of England. Brighton is 19 miles to the west, London 54 miles to the north, Crawley & Gatwick airport 33 miles to the north west, Tunbridge Wells 24 miles to the north and Hastings 12 miles to the east.

The principle roads are the A27 south coast trunk road providing access east and west and the A22 providing access to the north.

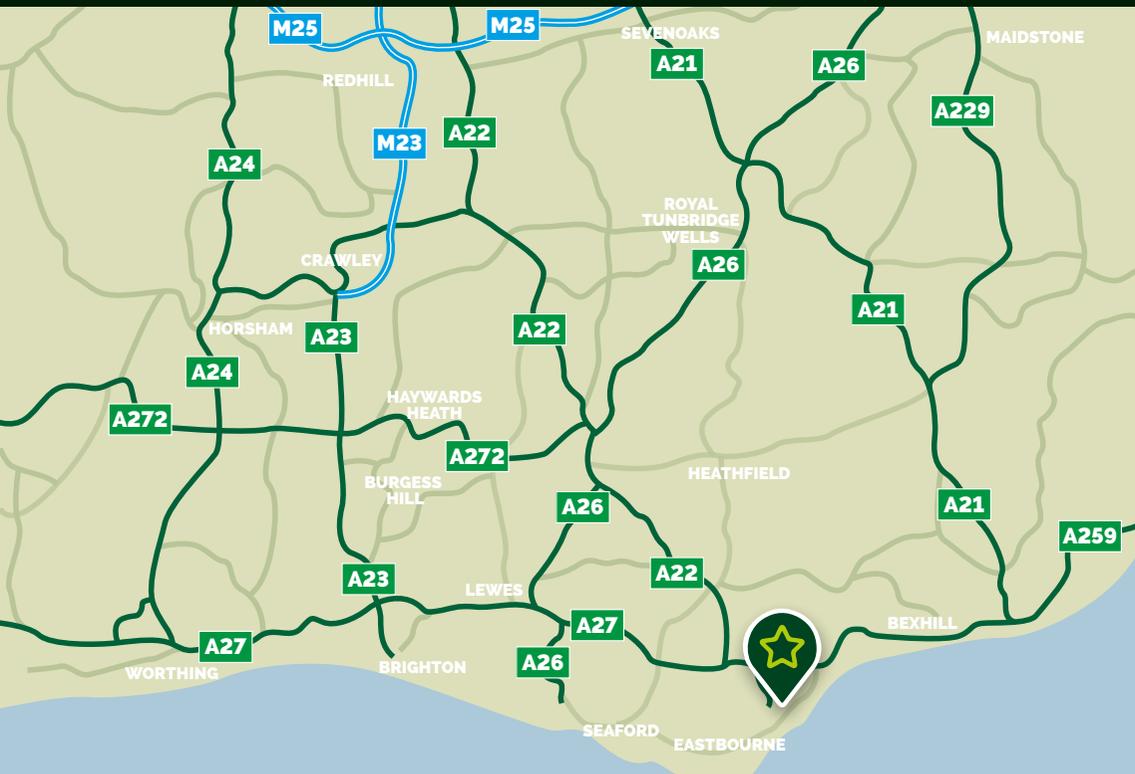
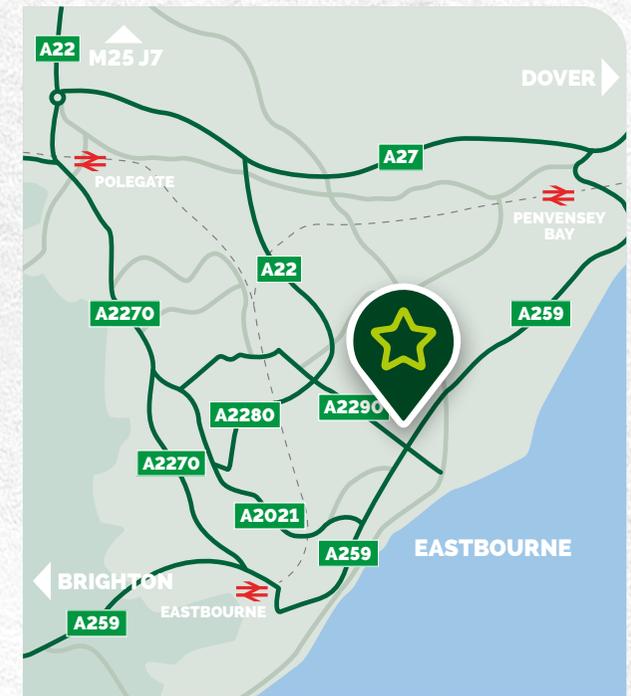
The town has rail connections to London Victoria with average travel times of 1 hour 36 minutes.

The town has a variety of established industries to include tourism, conferences, trade, retail, healthcare, education, construction, manufacturing, professional scientific and the technical sector.

Eastbourne's population is growing; between 2001 and 2011 it increased from 89,800 to 99,412. The 2011 census shows that the average age of residents has decreased as the town has attracted students, families and those commuting to London and Brighton. In June 2019, the population of Eastbourne was estimated to be 104,042.

CONNECTIVITY

Location	Drive-Time
A22	4 mins
Eastbourne	7 mins
Brighton	40 mins
M23 / J10	50 mins
M25 / J7	1 hr 5 mins
Portsmouth	1 hr 25 mins
London	1 hr 40 mins
Dover	1 hr 40 mins
Southampton	1 hr 50 mins



The property is located on Birch Road in the established Lottbridge Drove commercial area. The commercial area here extends to approximately 120 acres and the predominant uses are industrial, warehouse, trade counter, vehicle sales (Sui Generis), retail, food & beverage.

The property is prominently located on the northern side of Lottbridge Drove on the corner of its junction with Birch Road. Lottbridge Drove provides access to the seafront approximately 2/3 mile to the south east and to the A22 approximately 1 mile to the north west. The A22 provides access to the A27 and the national road network approximately 3 miles to the north. Eastbourne town centre and rail station is approximately 1.5 miles to the south west accessible via the A259.

As well as the range of retail, food & beverage outlets, there are various vehicle dealerships/workshops/hire shops including Caffyns VW & Volvo, Halfords Autocentre, Birchwood Mitsubishi & Ford, Lottbridge Drove used car motoring centre, Hendy Renault & Dacia, Enterprise Car & Van hire.

The location has an established trade counter market with occupiers including Brewers, Howden Joinery, Alsford Timber, Toolstation, Wolseley Plumbing, Screwfix, Brandon Hire and Euro Car Parts.



BN23 6QP

DESCRIPTION

The property comprises 3 principle purpose built industrial/warehouse buildings and a 2 storey office block of varying ages which interlink with one another.

To the north, east and south of the buildings are yard/parking areas with 7 different vehicle access points from Birch Road and a further vehicle access point from the south bound carriageway of Lottbridge Drove. The external yard/parking areas extend to approximately 1.4 acres.

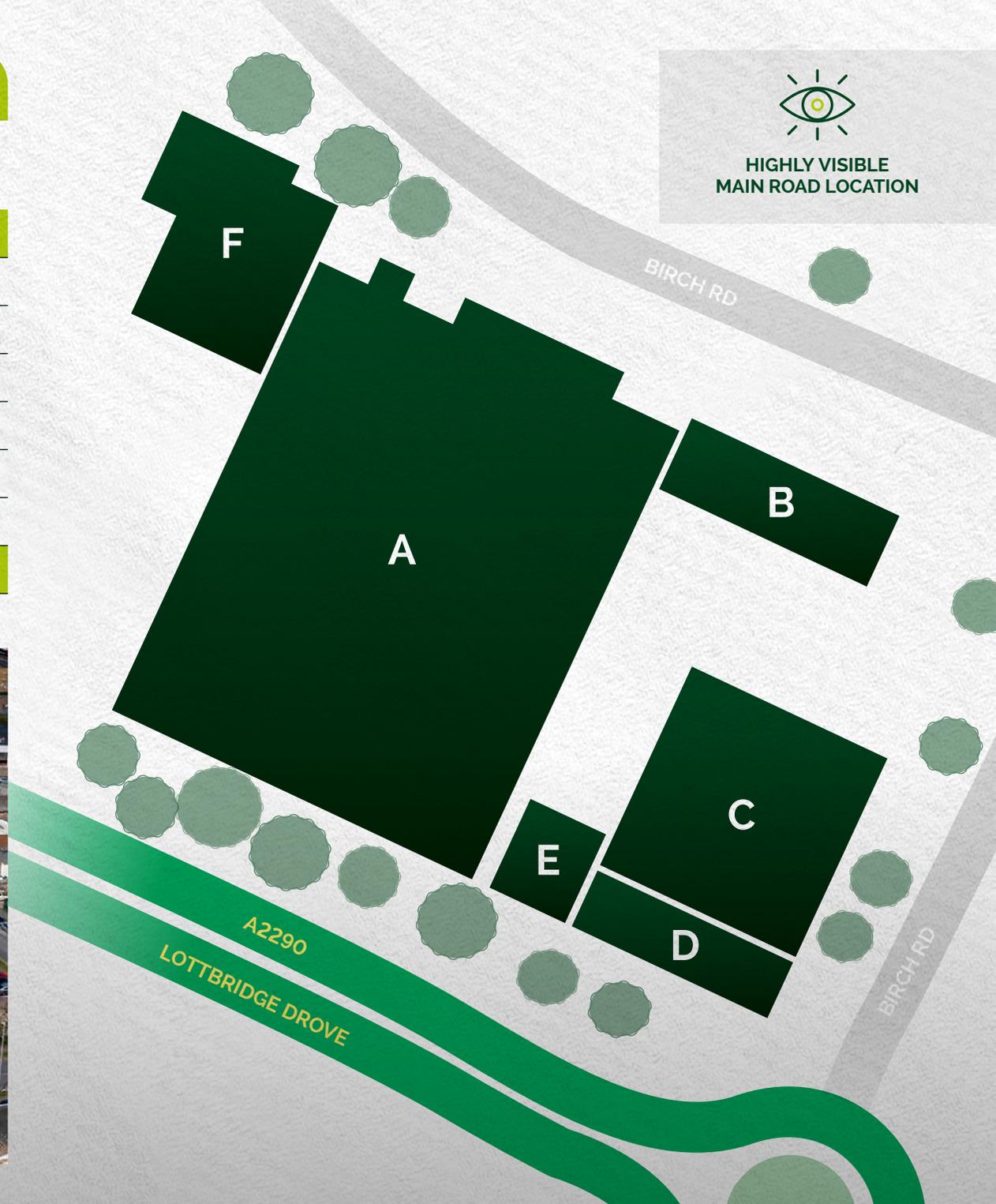
The total site area is 3.48 acres (1.41 hectares).



ACCOMMODATION

The buildings provide the following approximate Gross Internal floor areas:

	Building	Use	Floors	m ²	ft ²
A	Main Warehouse	Warehouse	1	4,677.8	50,352
B	Main Offices	Offices	2	616.4	6,635
C	Second Warehouse	Warehouse	1	1,098.3	11,822
D	Second Offices	Offices	2	366.0	3,940
E	Link Building	Offices	2	336.2	3,619
F	New Warehouse	Warehouse	1	631.7	6,800
	TOTAL			7,726.4	83,167



HIGHLY VISIBLE
MAIN ROAD LOCATION

ENERGY PERFORMANCE CERTIFICATE

EPC - B (48)

PLANNING & PLANNING POLICY

We understand that the property has been used for many years for production, offices and distribution purposes. We anticipate the established use of the property to therefore be a mix of uses E (commercial, business and service) and B8 (storage & distribution).

The prevailing planning policy is the Eastbourne Core Strategy Local Plan – adopted in February 2013. Within the Core Strategy the property is located within an area zoned as "Economy (Industrial Estates)". Policy D2 of the Local Plan applies which, amongst other things, seeks to:

- protect against the loss of good quality employment space
- identify sites and land for employment use to meet the need for 44,430 m² floorspace in the period to 2027
- maximise the use of existing employment sites through redevelopment for employment use and increased density on existing industrial estates and the upgrading of existing stock.

Interested parties are advised to make their own planning enquiries.

RATEABLE VALUE

The Valuation Office Agency records show the property to have a Rateable Value of £223,000.

DATAROOM

A Dataroom with plans and various information on the property is available here <https://flude.com/5429>

TERMS

The property is offered for sale with vacant possession on completion. Our client intends to vacate the property in early 2023 (date to be confirmed). Our clients preference is to consider offers which enable them to plan for unconditional completion just prior to or simultaneous with their departure from the property. Unconditional offers are therefore likely to be preferred.

VAT

We are informed that the premises are VAT elected.

LEGAL COSTS

Each party to bear their own.



FURTHER INFORMATION / VIEWINGS



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To whom it may concern

Subject to Contract

Dear Sir / Madam

**Best bids for Alfa Laval Land & Buildings, Birch Road, Eastbourne, East Sussex, BN23 6QP
By 17:00, 8th July 2022**

We are instructed to request best bids for the above property.

It is our client's intention to have vacated the property by the end of the first quarter of 2023. At the time of writing, our client is not in a position to confirm what will be removed from the property but we are instructed to invite offers on the assumption that the property will be completely clear of all stock and equipment.

Offers should be submitted in writing by hand or post for the attention of Andrew Halfacree at Flude Property Consultants, Pavilion View, 19 New Road Brighton, BN1 1UF or by email to fludeproperty@flude.com by no later than **5pm on Friday 8th July 2022**.

Offers should include the following information:

- Confirmation of the amount in pounds sterling to be offered for the site
- Time frame for exchange of contracts
- Time frame for completion of purchase
- Details of any conditions to which the offer is subject
- Full details of the purchasing party, to include:
 - Full company name or the individuals full name if being purchased by a private individual;
 - ID and proof of address for any majority shareholders (25% ownership or more) and/or persons of significant control (PSC) (right to appoint/remove directors);
 - Proof/Source of Funds (to include a description of the source of funds and any supporting documents e.g. bank statement or company accounts);
 - We may need further details upon request to satisfy AML requirements.

Our client has a preference for unconditional offers, such that they can have a high degree of certainty that they can conclude a sale by, or before, the date on which they vacate the property.



They are open minded to either an exchange of contracts with completion to take place simultaneously with their vacating the property or an earlier completion with their taking a licence / lease (as appropriate) to allow their ongoing occupation until they vacate. You are welcome to make offers on either / both scenarios.

Whilst unconditional offers are strongly preferred, our client will consider subject to planning offers.

The vendors reserve the right not to accept the highest or any offers received.

Information that has been provided on the property by our client is available on the dataroom at:

<https://flude.com/5429>

In addition to the information on the dataroom our client has confirmed the following in respect of the electricity supply – “according to our records we reduced the agreed supply capacity to our site in October 2017 from 400kVa to 300kVa. Our understanding is the sub-station has a 1250 Amp capacity”

Yours faithfully

Flude Property Consultants

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