

# FOR SALE / TO LET

Development site / existing buildings  
Birch Road, Lottbridge drive, Eastbourne, BN23 6QP



A site of approx.

**2.17 acres** (0.88 hectares)

With up to circa 57,000 ft<sup>2</sup> of existing production / warehouse buildings



HIGHLY VISIBLE  
MAIN ROAD LOCATION



ESTABLISHED COMMERCIAL  
& RETAIL LOCATION

**Flude**  
PROPERTY CONSULTANTS

FLUDE.COM 01273 727070

# KEY CONSIDERATIONS

- Of interest to owner occupiers, investors and developers.
- Prominent roadside 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.
- Substantial frontage to the A2290 Lottbridge Drive & Birch Road.
- A range of existing production, warehouse 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.

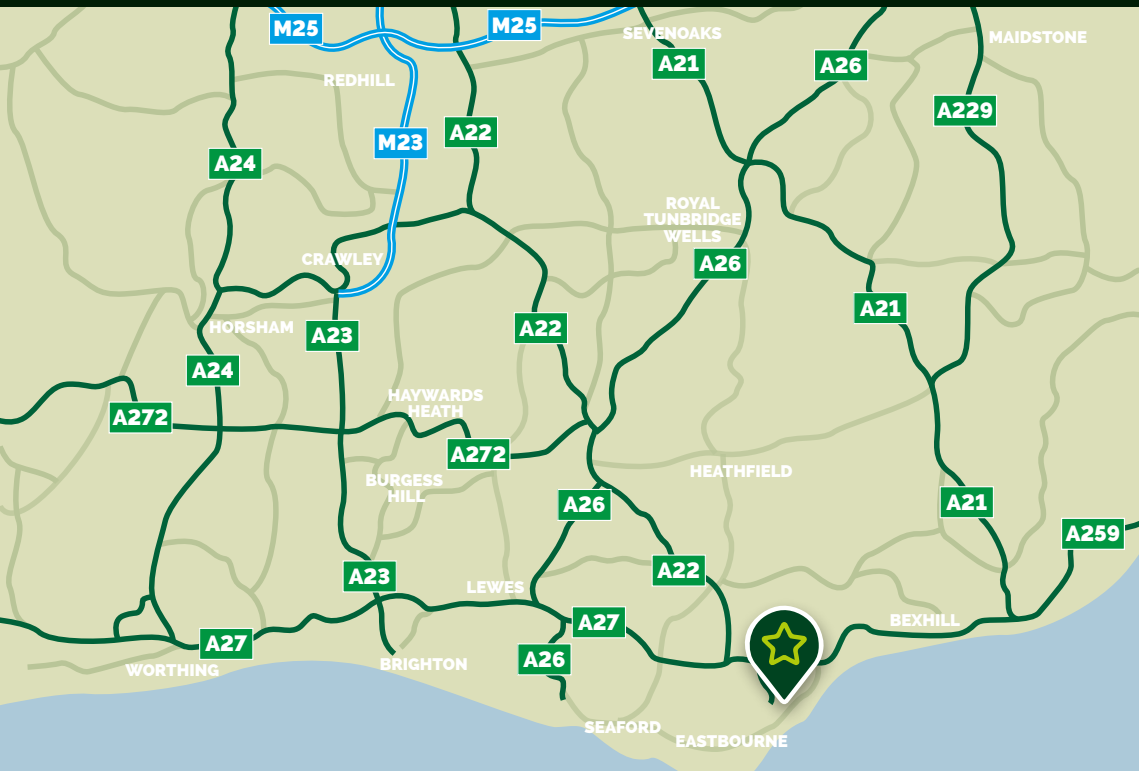
The town has rail connections to London Victoria with average travel times of 1 hour 36 minutes.

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. 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 15 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

Lok 'N' Store have acquired a wider site for development of a new self-storage facility. The subject site and accommodation is surplus to their requirement and they wish to dispose of it.

The accommodation provides warehouse and production buildings built at various times over the past 60 or so years. There are substantial yard areas.

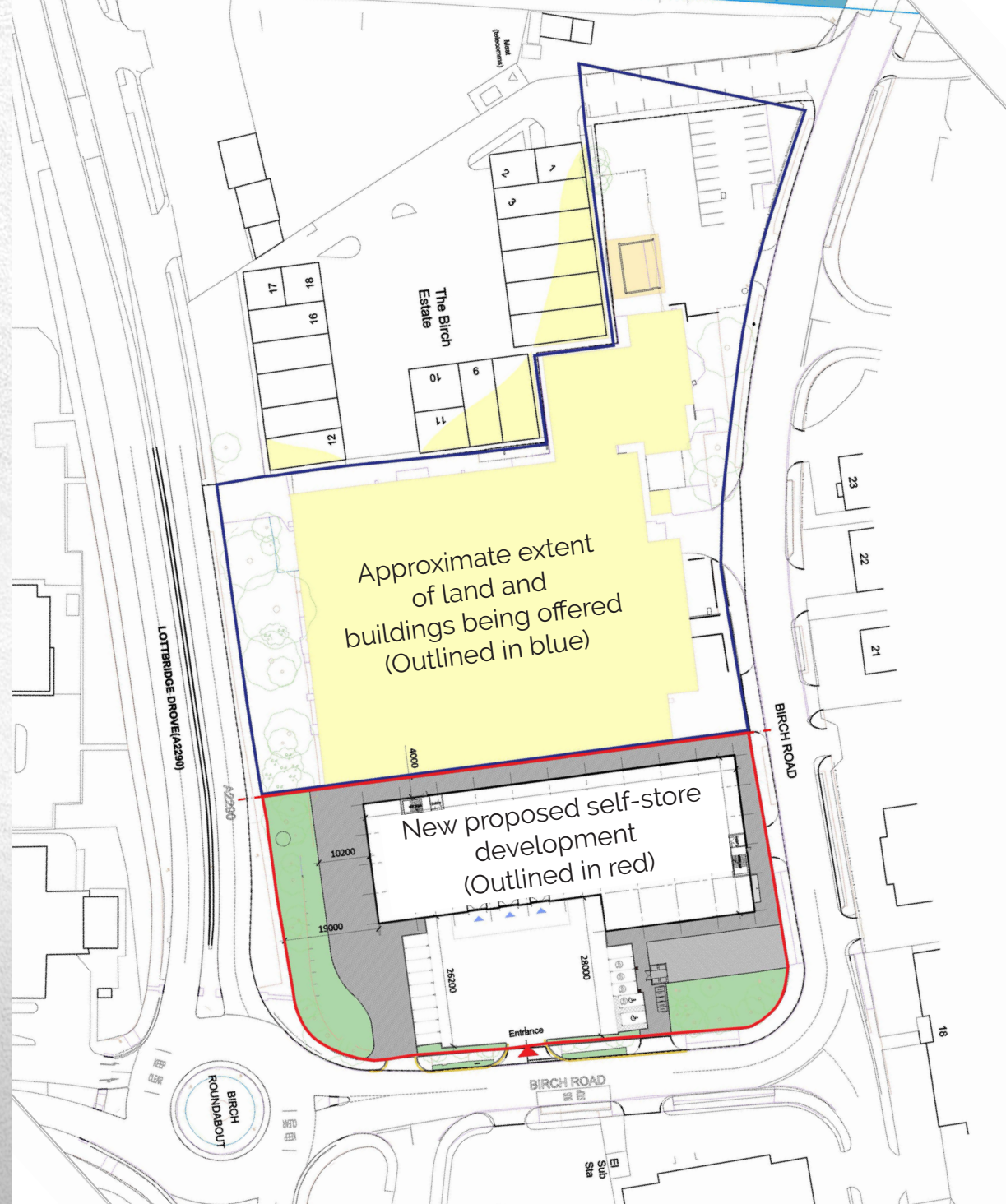
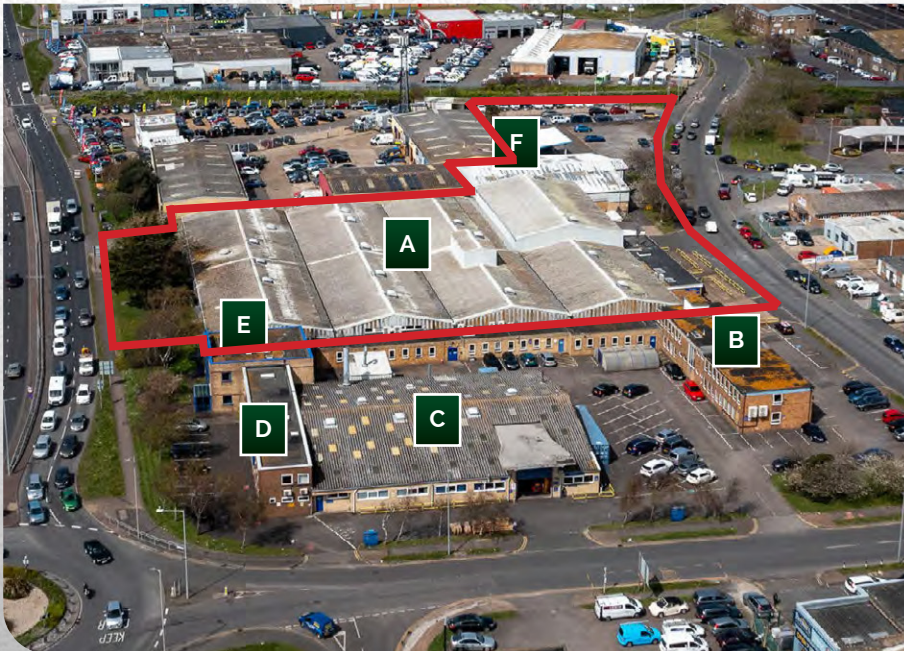
The final size of the accommodation and site will be subject to the outcome of our clients planning application. We expect it to be approximately 2.17 acres with circa 50,000 sq ft of accommodation.



# ACCOMMODATION

The buildings provide the following approximate Gross Internal floor areas:

	Building	Use	Floors	m <sup>2</sup>	ft <sup>2</sup>
A	Main Warehouse	Warehouse	1	4,694	50,524
B	To be redeveloped				
C	To be redeveloped				
D	To be redeveloped				
E	To be redeveloped				
F	New Warehouse	Warehouse	1	635	6,840
<b>TOTAL</b>				<b>5,329</b>	<b>57,364</b>



## 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 m<sup>2</sup> 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

To be re-assessed.

## DATAROOM

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

## TERMS

Our clients preference is to sell the site as a single lot. They are open minded to splitting the site and the possibility of letting it. Offers are invited.

## 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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