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**TO LET**

**FOOD PRODUCTION UNIT – 5,203 SQ FT (483.36 SQ M)**

**Unit 2, Woodingdean Business Park, Sea View Way, Brighton, East Sussex, BN2 6NX**

**DESCRIPTION**

A semi detached modern production and office unit of steel portal frame construction with brick, block and steel profile clad elevations under a pitched roof incorporating translucent panels.

The unit has an eaves height of 5m with access via an electronically operated loading door.

The unit is currently arranged to provide a ground floor food production kitchen area with a freezer, a chiller, a small mezzanine storage area, a reception office and male and female WCs. The first floor which is mainly in open plan has been converted to provide a kitchen area plus open offices and a partitioned office. There is parking to the front of the unit for 8 cars. Other potential uses will also be considered.

**LOCATION**

Woodingdean Business Park is situated on the corner of the B2123 Falmer Road and Bexhill Road, approximately two miles south of the A27, at Falmer Hill while the A23 London Road is a further four miles to the west.

Mainline rail services at Falmer connect to Brighton with a timetabled journey of nine minutes.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor ( food production, office and WCs)	3,565	331.19
First Floor ( kitchen and offices)	1,378	128.02
Mezzanine ( storage)	260	24.15
<b>TOTAL Gross Internal floor area</b>	<b>5,203</b>	<b>483.36</b>



**AMENITIES / OPPORTUNITY**

- Currently used as modern food production unit with offices at first floor
- Production kitchen with extraction
- Salsa accredited with a range of kitchen production equipment
- LED lighting in the production area
- WCs on ground floor
- Electrically operated up and over loading door
- 8 car parking spaces to the front
- Walk-in Chiller (large) and Freezer (large) and other tenant items including the production kitchen and production kitchen equipment

**RENT**

£45,000 PAX

- NB. The walk-in Chiller (large) and Freezer (large) and other tenant items including the production kitchen and production equipment are available from the current tenant by separate negotiation. Premium figure TBC.

**TENURE**

An assignment of the lease which is for a term of 10 years from 30<sup>th</sup> October 2020 which is subject to a tenant break option and rent review at the 5<sup>th</sup> year.

**RATES**

The April 2023 Rateable Value of the property is £54,500.

**VAT**

VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

51-75 **C** 75 C



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