

The logo for SHW, consisting of the letters 'SHW' in white on an orange trapezoidal background.

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TO LET

INDUSTRIAL AND WAREHOUSE – 2,365 SQ FT (219.71 SQ M)

Unit 2 Newtown Road Trade Park, Newtown Road, Hove, East Sussex, BN3 7BA

LOCATION

The Newtown Road Trade Park is well placed to serve the wider Brighton and Hove conurbation, and is situated opposite the Goldstone Retail Park, just off the A270 Old Shoreham Road, and within walking distance of Hove Railway Station.

Nearby occupiers include City Electrical Factors, HSL, Speedy Hire, Rexel, Wolseley, Car Parts & Accessories, TLC Electrical, Oak Furnitureland, Jewson, Furniture Village, Lidl, Pets at Home, DFS, Sofology, TK Maxx and Kitchen Store.

There are several major redevelopment schemes in the immediate vicinity, and Hove town centre is nearby.

DESCRIPTION

The property comprises a mid terrace high bay warehouse unit which is suitable for trade counter, warehouse or other uses (subject to any necessary consents).

Features include an eaves height of 5.9 m, warehouse lighting, glazed showroom entrance, sectional loading door, 3 phase electricity supply and estate totem signage.

AMENITIES / OPPORTUNITY

- Prominent location
- Eaves height of 5.9m
- Warehouse lighting
- Sectional loading door
- 3-phase electricity supply
- 2 car parking spaces

RENT

£49,665 per annum exclusive

RATES

The current Rateable Value of the property is £31,000.

VAT

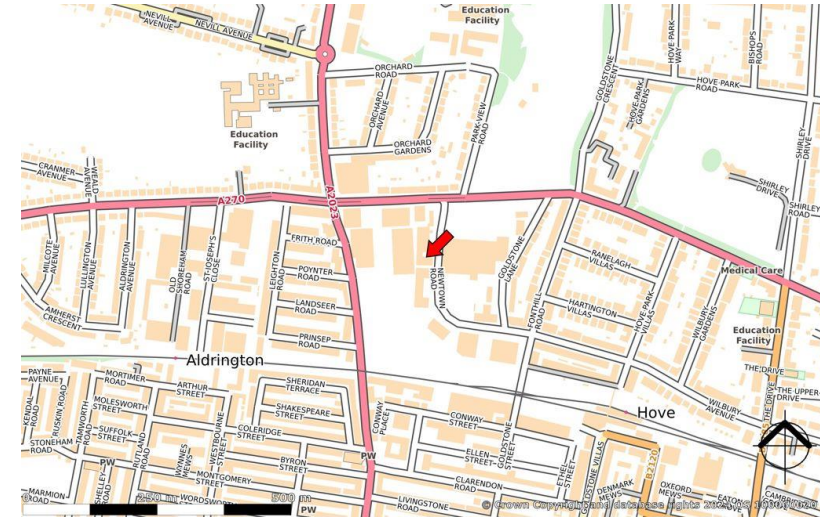
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of D.



ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	2,365	219.71
TOTAL	2,365	219.71



VIEWINGS – 01273 876 200

James Bryant

t: 01273 876 252

e: jbryant@shw.co.uk

Jasmine Dean-Milward

t: 01273 876 209

e: jdean-milward@shw.co.uk



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