



LAST UNIT - 95% NOW LET

INTERNAL OF UNIT 5b

Newly refurbished Warehouse Unit TO LET
£10 per sq ft 5,213 sq ft (484 sq m)

**READY FOR
OCCUPATION**

BRIGHTON

TRADE PARK

BRIGHTON TRADE PARK IS SUPERBLY LOCATED FOR RETAIL / TRADE / WAREHOUSE BUSINESSES ADJACENT TO THE A27 WITHIN THE HOLLINGBURY DISTRICT OF BRIGHTON & HOVE.

Situated just off the A27 with excellent road connectivity to the wider national motorway network.

Brighton Trade Park is located within the established and busy Hollingbury Industrial Estate adjacent to a range national retailers and car dealerships including Asda, McDonalds, M&S, Matalan, and the brand new Harwoods Jaquar Land Rover dealership.

Unit 5b comprises 5,213 sq ft (484 sq m) newly refurbished warehouse with excellent eaves height.



**UNIT 5b
TO LET**

ASDA



SCREWFIX
HOWDENS



**ASDA
PETROL**



BRIGHTON

TRADE PARK

HIGH QUALITY REFURBISHED
WAREHOUSE / PRODUCTION UNIT.
READY FOR IMMEDIATE
OCCUPATION.

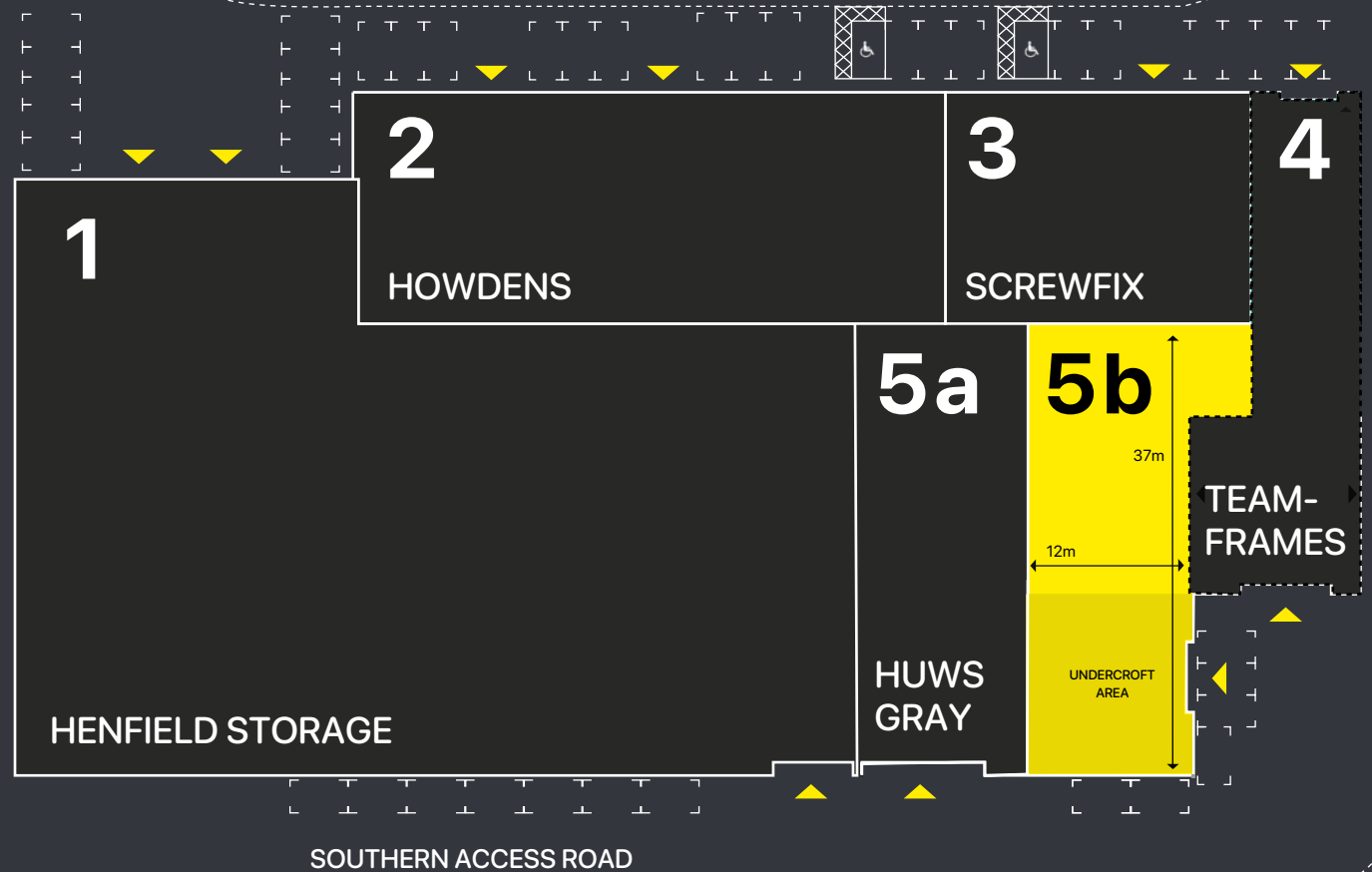
UNIT 5B ACCOMMODATION:

FLOOR	SQ FT	SQ M
Ground	5,213	484
TOTAL	5,213	484

Roller Shutter dimensions =
4.15m (w) x 3.4m (h)

NEW HARWOODS
JLR DEALERSHIP

COMMON ACCESS ROAD



UP TO 11M EAVES
HEIGHT WITHIN
WAREHOUSE AREA



37.5kN / m²
FLOOR LOADING
CAPACITY



FULLY
REFURBISHED
WITH NEW ROOF



HIGH BAY
LED LIGHTING AND
INTRUDER ALARM



UNIT 5B
EPC A RATING



LOCATION

Brighton & Hove is one of the largest Commercial centres on the south coast. The city is located 46 miles south of London, 19 miles west of Eastbourne and 55 miles east of Southampton. With a population of 274,000 and an urban catchment of approximately 500,000. 54% of the catchment population are designated within the most affluent AB,C1 socio-economic groupings (Source: PMA).

TERMS

Unit available to lease for a term to be agreed at £10 per sq ft. The lease will be in a standard form on a FRI basis.

BUSINESS RATES

To be confirmed

SERVICE CHARGE

An estate service charge will be levied to cover costs incurred in maintaining the estate.

VAT

Rent and costs will be subject to VAT payments.

VIEWINGS & FURTHER INFORMATION



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