

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

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LAND – 2.2 ACRES (0.89 HECTARES) – AVAILABLE TO LET ON A NEW LEASE

Plot 12 & 20, North Quay, Newhaven, BN9 0AB

DESCRIPTION

Plot 12 & 20 extends to 2.2 acres. The site benefits from a concrete surface, and is securely fenced.

The property lies within the well-established North Quay estate and benefits from the Newhaven Enterprise zone.

North Quay is one of the very few sites in South of England to offer open storage with operational wharfrage access.

LOCATION

Newhaven, located in East Sussex on England's southeast coast, is 61 miles south of London, 9 miles east of Brighton, and 12 miles west of Eastbourne, at the junction of the A259 and A26. North Quay, an industrial and commercial area, lies just off the A259 coast road. The town has excellent road connections via the A27 and A259, linking it to major cities in the west and east.

Newhaven has two rail stations, Newhaven Town and Newhaven Harbour, on the East Coastway Line, offering direct access to Seaford (8 mins) and Brighton (27 mins). London Victoria can be reached via Lewes in 86 minutes.

The Newhaven Ferry Port on the English Channel connects the UK with France and is the closest port to London, offering three daily departures. The terminal is at the mouth of the River Ouse.

The subject site is situated on the west side of North Quay Road, approximately 50 meters north of its junction with Drove Road (A259). The latter gives access to the A27, some 5 miles to the north, which provides dual carriageway links to the A23 at Brighton.

The property is situated immediately north of Newhaven Town Rail Station and numerous local bus services.

Nearby occupiers include City Electrical Factors Ltd, UPS, Howdens Joinery, Topps Tiles, Screwfix, B&Q, Lidl, Pets at Home and Plumbase.

TERMS

A new lease for a term to be agreed.

RENT

On application

RATES

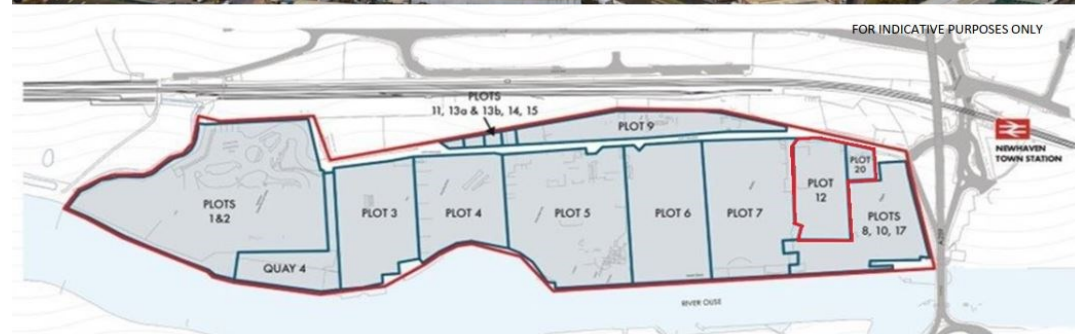
To be reassessed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

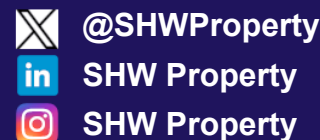


ACCOMMODATION	ACRES
Open storage	2.20

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