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TO LET

INDUSTRIAL AND WAREHOUSE – 4,012 SQ FT (372.71 SQ M)

Unit C1, Eastside Business Park, Beach Road, Newhaven, East Sussex, BN9 0FB

DESCRIPTION

An end unit of a terrace of six similar units built in 2020, of steel frame construction with profiled metal cladding. The unit comprises a warehouse area with a disabled WC and small kitchen area. It has an eaves height at the front of 6m rising to 8.4m at the rear of the unit and is accessed via a manual up and over loading door. The warehouse has LED lighting and there is an electric charging point on the building next to the main entrance.

There is parking to the front for 3 cars and parking to the side for 7 cars, providing a total of 10 spaces.

NB. The previous tenant has installed a timber mezzanine of approximately 721 sq ft (67.09 sq m) which can be taken out or left in situ. The landlord can not warranty the construction of the mezzanine.

LOCATION

Newhaven is a coastal port for both commercial and tourist travel. The town has a British Rail station linking to Brighton and the mainline railway network beyond. The A27 is approximately six miles to the north. The site is located at the southern end of Beach Road with nearby occupiers include Main Systems, Brightwell Dispensers and Elite Foods.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Warehouse	4,012	372.71

RENT

£42,126 PAX

AMENITIES / OPPORTUNITY

- 3-phase electricity
- LED Lighting
- 6.00m (front) -8.4m (rear) eaves heights
- Manual up and over loading door
- Portal frame and profiled cladding
- Disabled WC
- Kitchenette
- Parking to the front and side of the unit for 10 cars

TENURE

A new full repairing and insuring lease is available on terms to be agreed.

RATES

The current Rateable Value of the property is £34,250.

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** **61 C**



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