

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 – 20,258 SQ FT (1,881.97 SQ M)

Unit 3-7, Newhaven Industrial Park, Beach Road, Newhaven, East Sussex, BN9 0BX

DESCRIPTION

The property benefits from an open plan layout with a tenant able to fit out to their business needs and requirements. Unit benefits from four loading doors giving the tenant flexibility. There are offices, kitchen and W/C facilities within the unit. There is large yard which offers ample parking and storage for cars / vans or HGVs.

LOCATION

Newhaven is an established south coast port and growing town located approximately 9 miles to the east of Brighton, 9 miles south of Lewes and 13 miles west of Eastbourne.

The property is situated to the south east of Newhaven town centre in a well established commercial area.

Access to Beach Road is via the A259 south coast road which in turn links with the A26 (New Road). The A26 provides the main north-south access between Newhaven and the A27 with onward connections to Lewes, Brighton and the national road network.

ACCOMMODATION (GROSS INTERNAL AREA)

| | SQ FT | SQ M |
|-----------|--------|----------|
| Warehouse | 20,258 | 1,881.97 |

AMENITIES / OPPORTUNITY

- Available now, flexible terms
- Prominent location
- Large yard circa 25,000 sq ft
- Office accommodation

RENT

£182,232 Per annum

RATES

Rateable Values:

Unit 3 - £68,500

Unit 4 - £22,500

Unit 5-7 - £59,500

Total: £150,500

VAT

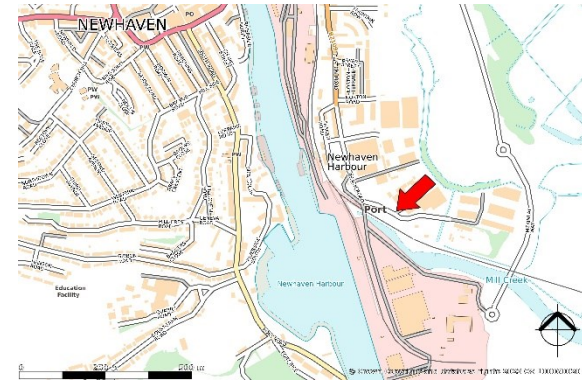
VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

The property has an EPC rating of E (121).



VIEWINGS – 01273 876 200

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