

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

# Rent | £182,232 Per annum

## Light Industrial Facility

#### 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 or 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 Will be chargeable on the terms guoted.

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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