

# UNIT TO LET

## 3,108 ft<sup>2</sup> (288.7 m<sup>2</sup>)



GOOD LINKS AND  
PROXIMITY TO BRIGHTON



TO BE  
REFURBISHED



GOOD FORECOURT PARKING  
/ OPTION TO SECURE YARDS



INDICATIVE IMAGE



[www.ipif.com/meridian](http://www.ipif.com/meridian)

INDUSTRIAL / WAREHOUSE UNIT TO LET

**MERIDIAN INDUSTRIAL ESTATE**  
NEWTON ROAD, PEACEHAVEN, BN10 8JQ

**IPIF**



### LOCATION

The Meridian Industrial Estate, the principal business area within Peacehaven, is located adjacent to the Meridian Centre and Peacehaven Leisure Centre, approximately 1/2 mile to the north of the A259 South Coast Road. Brighton is located approximately 6 miles to the west, with Newhaven approximately 4 miles to the east.

### DESCRIPTION

The property comprises of a purpose built steel framed light industrial/warehouse unit with part brickwork and part blockwork walls and a concrete floor.

### SPECIFICATION

- Separate personnel entrance door
- WC
- Up and over loading door
- 3 phase electric and gas supply
- Situated on an established estate
- Forecourt and loading area - option to fence off to create a secure yard

### ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT E3	M <sup>2</sup>	FT <sup>2</sup>	EPC
<b>Total</b>	288.7	3,108	TBC

### LEASE TERMS

The unit is available on new full repairing and insuring lease.

### BUSINESS RATES

Available upon request.

### SERVICE CHARGE

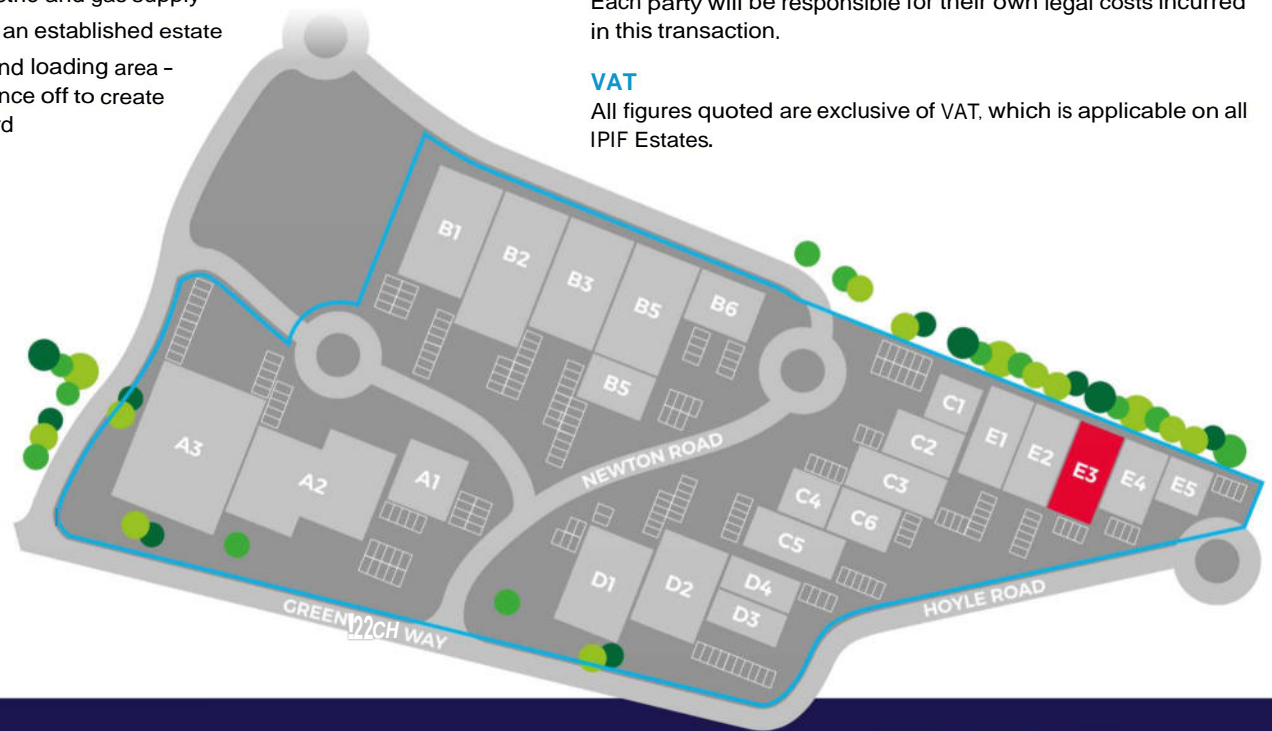
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

### VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the landlord

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**Subject to Contract**



**Current Availability Schedule**

**20-Apr-20**

**Meridian Industrial Estate, Peacehaven**

Unit no.	AREA (GIA)		QUOTING RENT		RATES	SERVICE CHARGE (per annum)#	EPC	Status
	Sq ft	Sq m	Per sq ft	Per Annum Exclusive	Rateable Value*			
Unit E3	3,108	289	£11.00	£34,188	£18,250	£1,827	D - 96	Available

\* Please contact local authority to confirm current rateable value

# Current estimated annual service charge