



FOR SALE

Unit 1 & 2 Woodingdean Business Park
Hunns Mere Way, Woodingdean, Brighton East Sussex BN2 6AH



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Key Features

- Prominent self contained building
- Modern work space accommodation
- 2 adjoining units currently interlinked providing easy opportunity to be split/let out
- Good natural light to both floors
- On site parking for 16 cars
- Kitchen, shower and disabled WC facilities in each unit
- Air Conditioning & Gas Central Heating
- Fitted security and fire alarm systems
- Situated on an established estate, easy access to the A27
- Excellent views to the south and the sea
- For sale offers in excess of £1,250,000





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Location & Situation

Woodingdean forms part of the city of Brighton & Hove and is located approximately 3 miles from Brighton city centre (approx. 12 mins by car). Sussex and Brighton Universities and Brighton Health and Racquet Club are within 2 miles. Local shopping facilities including a Tesco express and Coop convenience store are a few hundred yards away in Warren Road.

The area is well served by public transport with bus numbers 22, 52 and 84 providing access to the city centre, Falmer Station and the Amex Community Stadium.

Woodingdean Business Park is located within 2 miles of the Falmer (University and railway station) junction of the A27 which connects with the A23/M23 allowing easy access to Gatwick Airport, London and the M25.





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Description & Accommodation

Units 1 & 2 stand prominently at the entrance to Hunns Mere Way. The property comprises two linked office units of modern open plan and cellular accommodation over two floors. Each unit offers WC, kitchen facilities and shower. The building is arranged such that each unit can be occupied independently of one another allowing opportunity for business to grow into the space whilst producing income.

The building comes with 16 car spaces immediately outside.

The accommodation comprises of the below floor areas, which includes 16 car parking spaces:

Area	Sq Ft	Sq M
Ground floor	2,351 sq ft	218.42 sq m
First floor	2,727 sq ft	253.35 sq m
Total	5,078 sq ft	471.77 sq m





Rateable Value

Rateable Value 2017: £75,037

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

EPC

Upon Enquiry.

Planning

We understand that the premises benefit from new E Class (former B1) use within the Use Classes Order 1987 as amended. Other uses such as medical, training space, education, consultancy etc are suitable (subject to any required consents).





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Tenure

Long leasehold.

Terms

Our client is selling their long-leasehold interest with offers invited in excess of £1,250,000 with the benefit of full vacant possession. The lease term expires 21st June 2151 (thus having approximately 129 years unexpired). A copy of the lease available upon request.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



Further Information

Please contact the joint agents Flude Property Consultants and Vail Williams LLP:

Ed Deslandes

e.deslandes@flude.com

01273 727070

Nick Martin

n.martin@flude.com

01273 727070

Aaron Lees

a.lees@flude.com

01273 727070

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July 2022

