



B6 Enterprise Trading Estate
Crowhurst Road, Brighton, East Sussex BN1 8AF

TO LET

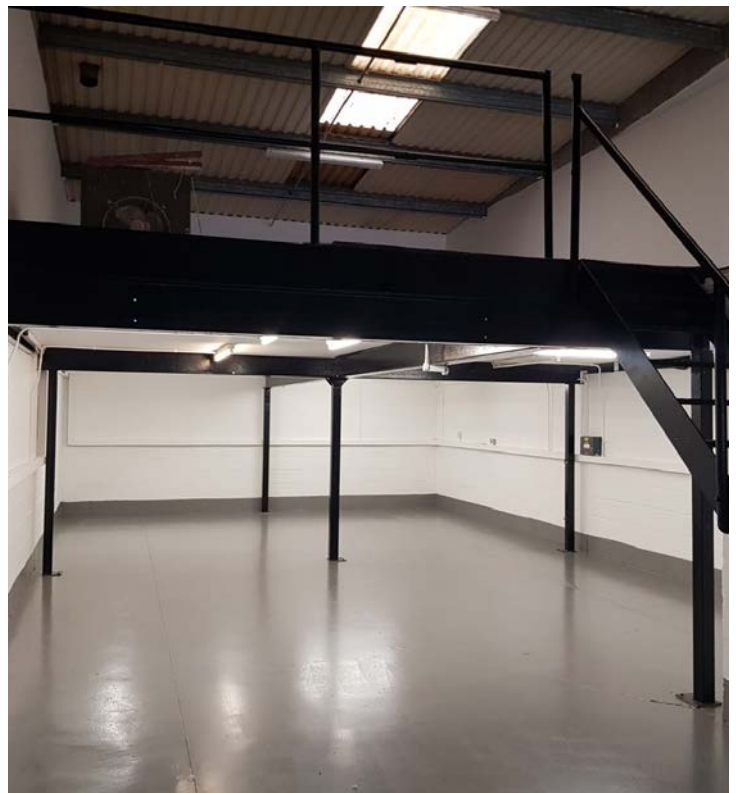
MID-TERRACE INDUSTRIAL/ WAREHOUSE WITH FIRST FLOOR OFFICES/ SHOWROOM

Total size 168.55 sq m (1,814 sq ft)

Mezzanine floor can be removed (686 sq ft)

Key Features:

- Industrial / warehouse unit with office space
- Situated on an established industrial estate
- Within 350m of the A27 Brighton by-pass
- To Let on a new lease
- Rent £21,000 per annum





Location

The property is situated on an established industrial estate to the north of Brighton city centre, just off the A27 Brighton by-pass. Road communications are good with the A23 junction only a few minutes' drive away offering access to Gatwick, the M23, M25 and national motorway network.

Accommodation

The property comprises a mid terraced purpose built two storey industrial / warehouse building made of reinforced concrete framed construction with profiled metal cladding and a double skin roof. The unit provides ground floor industrial / warehouse accommodation with showroom / office space at mezzanine level and a forecourt / loading area.

We have measured the existing accommodation to have the following approximate gross internal floor areas:

Floor	Sq Ft	Sq M
Ground	1,018	94.61
First	110	10.23
First mezzanine	686	63.72
Total	1,128	104.84
Total including Mezz	1,814 sq ft	168.56 sq m

EPC

TBC

Planning

We understand that the premises benefit from B1/B2/B8 use within the Use Classes Order 1987 (as amended).

Terms

The unit will be available by way of a new full repairing and insuring lease to be agreed and at a commencing rent of £21,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £13,500.

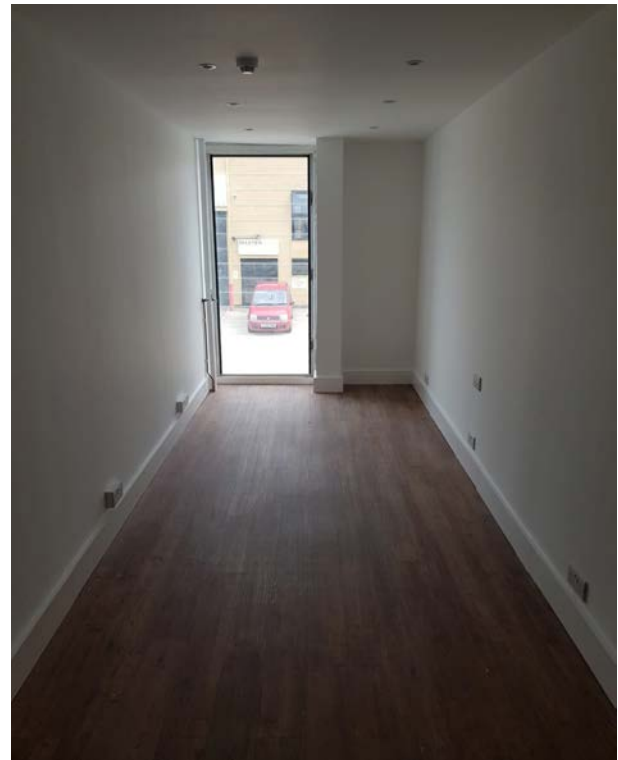
Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT

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

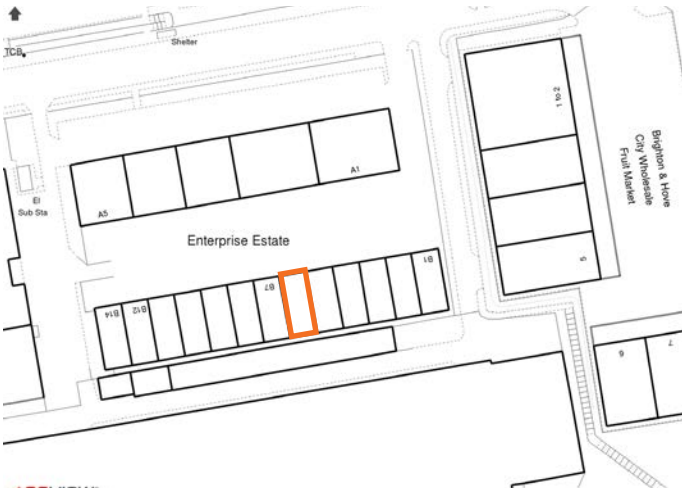
Legal Fees

Each party to bear their own legal costs incurred.





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Flude Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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Flude
PROPERTY CONSULTANTS



October 2022

OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH