



Secure Yard
Campbell Road, Brighton, BN1 4QD

TO LET

SECURE YARD CLOSE TO THE CITY CENTRE

Approx 14,000 sq ft

Key Features:

- Secure Yard To Let
- Hard Surface
- Central Brighton Location
- Gated access
- Rent £35,000 per annum
- Available immediately





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Location

The property is located on Campbell Road which is close to the A23 London Road - one of the main roads into Brighton city centre. The site is located approximately 1 mile north of Brighton city centre.

London Road station is located 250 metres to the east whilst Brighton station is approx 0.7 miles to the south.

Accommodation

The property comprises a secure hard surface yard that's suitable for open storage or parking.

The site is accessed via Campbell Road.

There are no services on-site.

The buildings on the site will not form part of the letting and will remain empty.

We have been advised that the premises has an area of approximately 14,000 sq ft.

EPC

N/A

Planning

We understand that the premises have been used for storage.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The premises are available to let by way of a full repairing and insuring lease for a maximum 2 year term at a commencing rent of £35,000 per annum exclusive of rates, building insurance, etc.

Business Rates

Rateable Value (2017): £7,500.

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

VAT & Legal Fees

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

A contribution from the incoming tenant to the landlords legal fees will be required.

Flude Property Consultants 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 Property Consultants 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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