



Unit 22 Euro Business Park
New Road, Newhaven, East Sussex BN9 0DQ

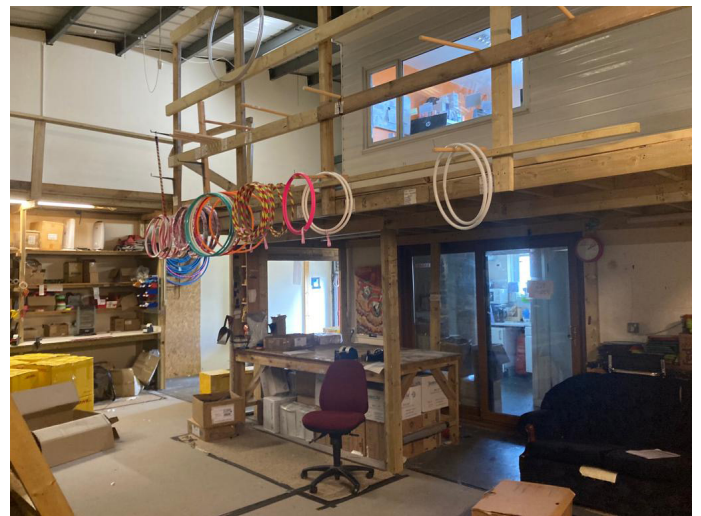
TO LET

LIGHT INDUSTRIAL / WORKSHOP WITH PARKING

Size 178.80 sq m (1,925 sq ft)

Key Features:

- Situated on an established industrial estate
- Located close to the A26 New Road
- Forecourt and loading area
- Office accommodation
- Parking on site
- Rent £17,500 per annum





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Location

Newhaven is located equidistant between Brighton to the west (10 miles) and Eastbourne to the east (10 miles) and is well known for its port facilities. Access to the Euro Business Park is via the A26 (New Road) which provides the main north-south access into Newhaven. The county town of Lewes is located approximately 10 miles to the north of Newhaven.

The Euro Business Park comprises a mix of independent, medium size and national occupiers including City Electrical Factors, Brightwell Dispensers and PDSA.

Accommodation

The unit comprises a purpose built single storey light industrial / warehouse building. The unit is largely an open plan ground floor workshop, with ground and first floor office areas, WC facilities and a kitchenette. There is a loading area to the front of the unit with a forecourt for parking / loading.

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

Floor	Sq Ft	Sq M
Groud	1,650	153.26
First (offices)	273	25.35
Total	1,923 Sq Ft	178.61 Sq M

EPC

EPC rating of E(105).

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.

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' and B8 'Storage and Distribution' use within the Use Classes Order 2020.

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

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £17,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £11,000.

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.

Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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