



Ground Floor North Unit, Telephone Exchange
Freshfield Road, Brighton, BN2 0BJ

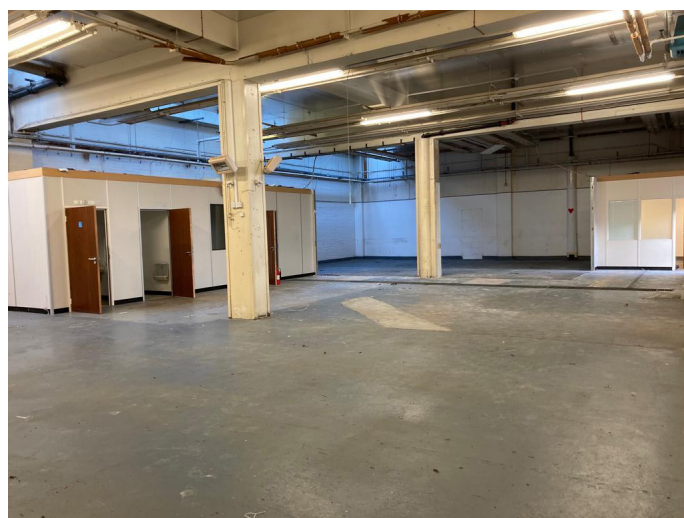
TO LET

CENTRAL BRIGHTON WAREHOUSE STORE / WORKSHOP

Size 309.81 sq m (3,335 sq ft)

Key Features:

- 2 Loading doors and separate pedestrian access
- Open plan area
- Parking to the front
- Situated near to hospital, Brighton College and Freshfield Industrial Estate
- Rent £40,000 per annum
- Available now





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Location

The unit is located close the Freshfield Road Industrial Estate, situated in the East of Brighton, not far from the City Centre.

The surrounding area is a mix of industrial units and mainly residential property however also located nearby is the Royal Sussex County Hospital and Brighton College school complex.

Accommodation

The accommodation comprises a rectangular industrial / storage space on the northern half of the ground floor of a 3 storey building. The building is set within a secure yard.

The property has the following approximate Gross Internal Areas (GIA):

Floor	Sq Ft	Sq M
Ground	3,335 sq ft	309.81 sq m

Ceiling Height – Max 4.73m / Min 3.81m

EPC

We understand the property to have an EPC rating of E(117).

Planning

We understand that the premises benefit from E / B1 / B8, with trade counter use within the Use Classes Order 1987 (as amended).

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

Terms

The unit will be available by way of a new effective full repairing and insuring lease for a term to be agreed at a rent of £40,000 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2023): £14,000.

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.

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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