



3D Freshfield Business Park
Freshfield Road, Brighton, East Sussex BN2 0DF

TO LET

INDUSTRIAL / WAREHOUSE UNIT WITH PARKING

Size 192.32 sq m (2,070 sq ft)

Key Features:

- Open plan industrial / warehouse unit
- Good parking provisions
- Roller shutter and personnel entrances
- Maximum eaves height 5.24m
- 3 phase electricity
- Video tour available
- Passing rent £24,000 per annum
- Possible sublet option





Location

The Freshfield Business Park is located approximately 1 mile to the east of Brighton City Centre. Access is via the A23 London road and Edward Street.

The Business Park has become increasingly popular with trade counter occupiers and the landlord has implemented an ongoing programme of refurbishment and alteration works to render units suitable for this use.

Accommodation

The unit is steel framed with part brick and blockwork walls and has a painted concrete floor. There is fluorescent strip lighting throughout, gas fired central heating to the offices, and, we understand, a single phase electricity supply. To the northern elevation there are two WC's and a small office area. To the southern end a mezzanine has been constructed protruding 2.53m, which has been used for added storage.

There is a concertina loading door providing access to the warehouse, with a separate personnel access to the office. To the southern elevation the warehouse provides a maximum eaves height of 5.2metres, with this being restricted to 2.8metres to the northern end. Externally there is parking for approximately 4 cars plus area in front of the loading door.

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

Floor	Sq Ft	Sq M
Ground	1,791 sq ft	166.36 sq m
Mezzanine	279 sq ft	25.96 sq m
Total	2,070 sq ft	192.32 sq m

EPC

We understand the property to have an EPC rating of E(107).

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' use, B2 and B8 (with trade counter) 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 lease assignment of a FRI lease from 21 December 2018 and expiring on 24 December 2028 with a passing rent of £24,000 per annum exclusive.

There is an upward only market rent review on 25th December 2023.

The lease is contracted outside of sections 24-28 of the Landlord and Tenant Act 1954.

A copy of the lease is available upon request.

Sublet option will also be considered.

Business Rates

Rateable Value (2023): £27,250.

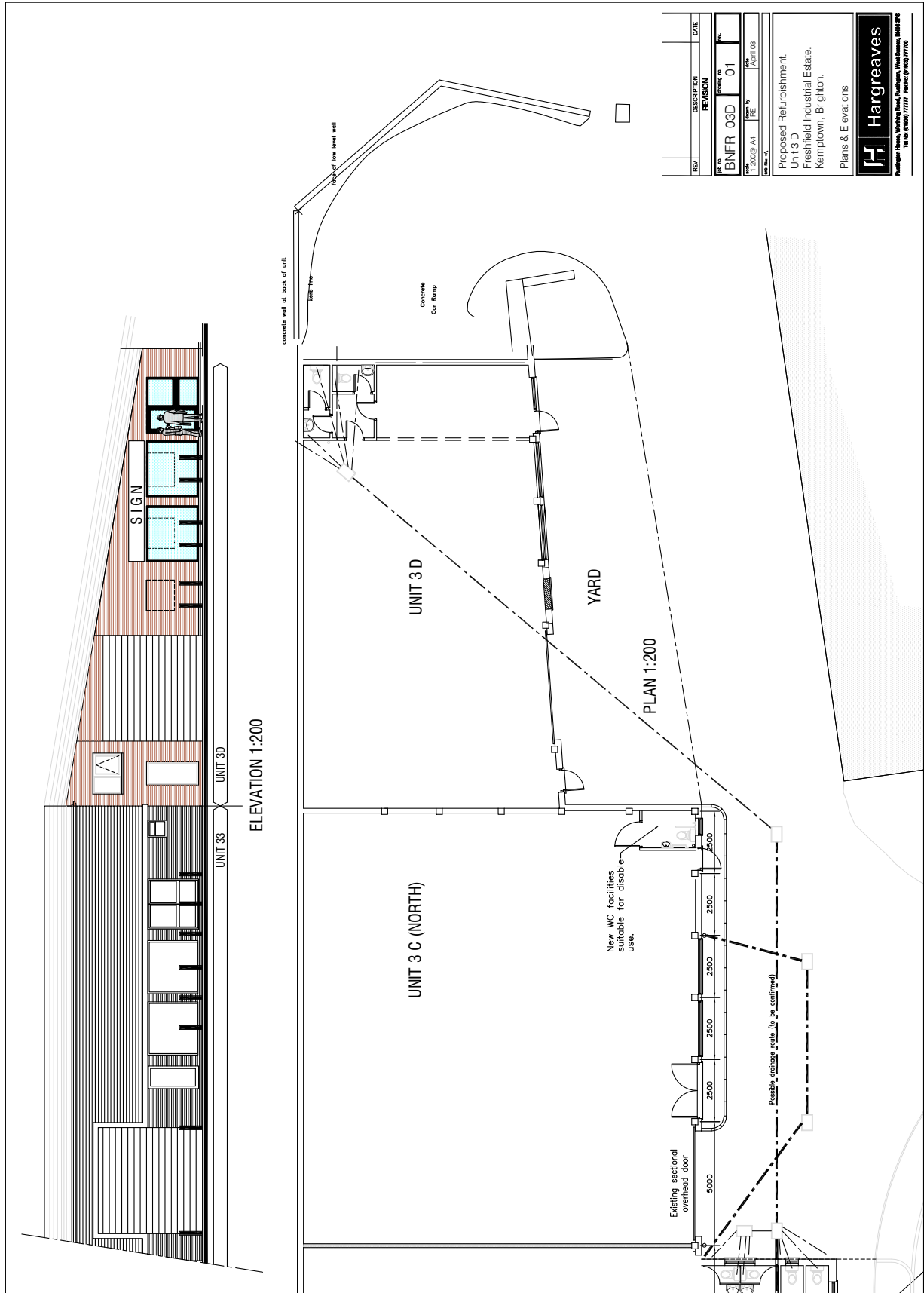
VAT & Legal Fees

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

Each party to bear their own legal costs incurred.



Floor Plans

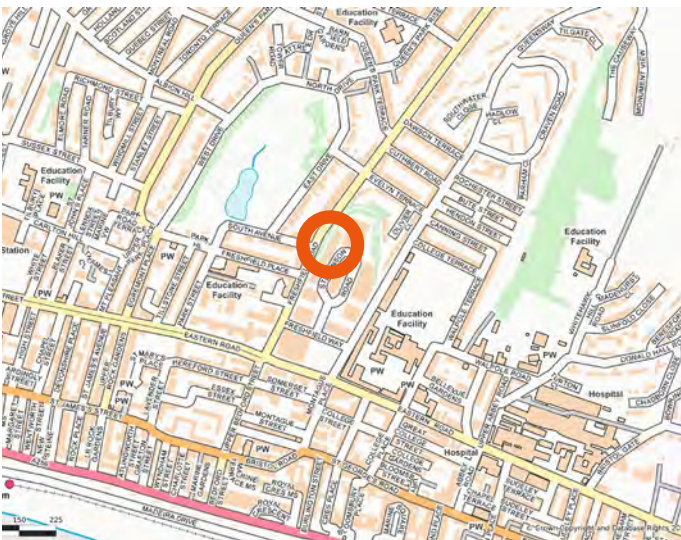


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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed 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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OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH