



**B1 Enterprise Trading Estate**  
Crowhurst Road, Brighton BN1 8AF

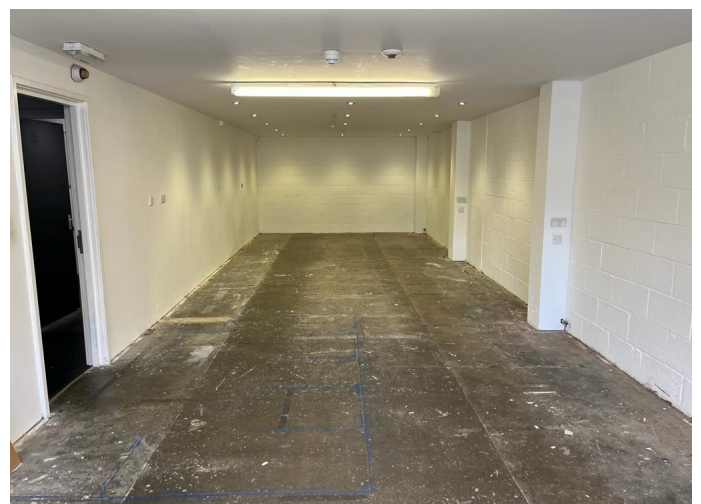
**TO LET**

## CORNER INDUSTRIAL / WAREHOUSE WITH FULL LENGTH MEZZANINE FLOOR

Size 2,036 sq ft / 189.22 sq m

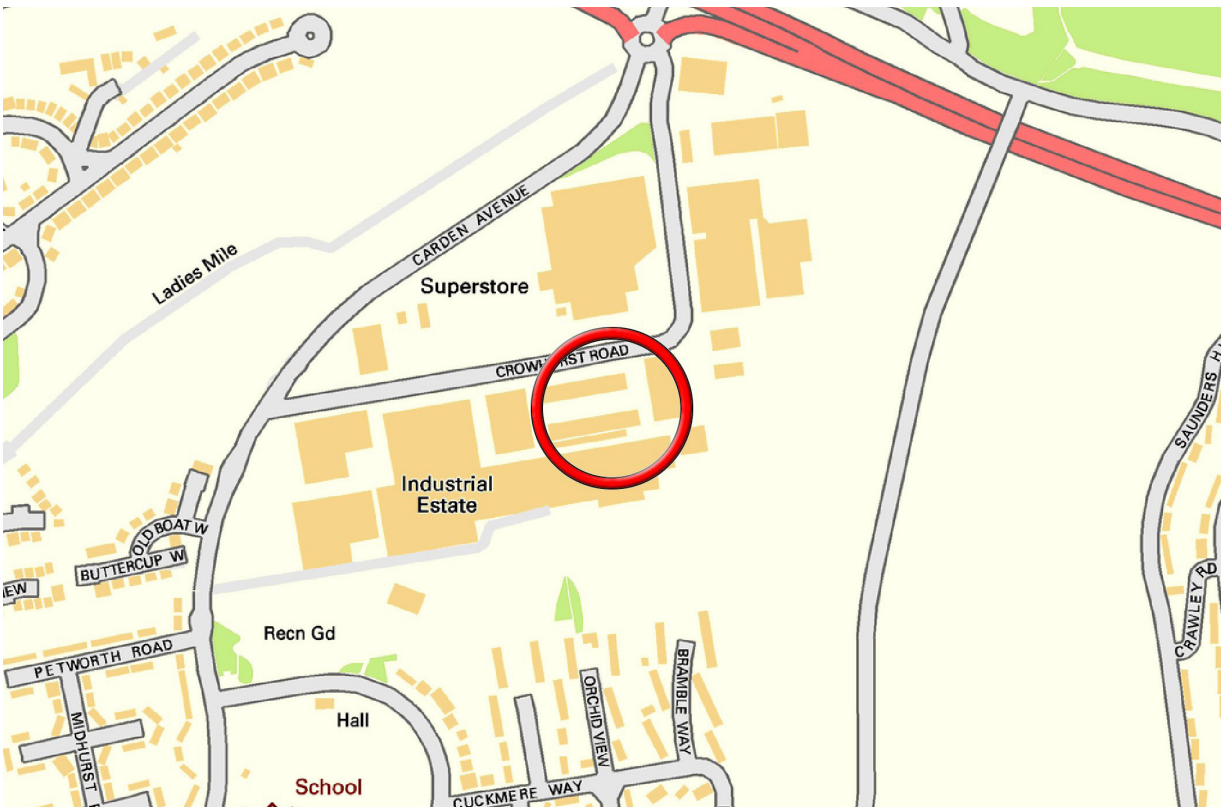
### Key Features:

- Industrial / warehouse unit with 1st Floor office space
- Situated on an established industrial estate
- Within 350m of the A27 Brighton by-pass
- 2 additional x parking spaces
- To Let on a new lease
- Rent £15,500 per annum





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### 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 an end of terrace purpose built two storey industrial / warehouse.

The unit provides ground floor open plan light industrial / showroom accommodation with office space at first floor level. A communal kitchen and WC facilities are on the first floor. There is a yard to the front with designated parking on the estate.

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

Floor	Sq Ft	Sq M
Ground	1,018	94.61
First	1,018	94.61
<b>Total</b>	<b>2,036</b>	<b>189.22</b>

### EPC

B(50).

### 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 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 £15,500 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

### Business Rates

Rateable Value (2023): £29,500.

### 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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