



**FOR SALE**

Unit B12 Enterprise Trading Estate  
Crowhurst Road, Brighton, East Sussex, BN1 8AF



## Key Features

- Situated on busy estate to the North of Brighton
- Car parking to front of unit and further allocated space on estate
- Internal mezzanine floor to be included
- Roller shutter door 3.9 (high) x 3.5 (wide)
- Within 350m of the A27 Brighton by-pass
- For sale £295,000 for long leasehold interest + VAT.

## Location & Situation

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.

## Description & Accommodation

The unit comprises a mid-terrace purpose built industrial / warehouse unit made of reinforced concrete framed construction with profiled metal cladding and a double skin roof. The unit provides ground floor open plan light industrial / showroom accommodation with a mezzanine. There is a yard to the front with designated parking on the estate.

The property comprises an open plan workshop / warehouse unit with both a roller shutter door and pedestrian access point. There is a WC located on the ground floor. There is a mezzanine within the unit that will be left and first floor office, where a stair case or mezzanine extension will need to be constructed to reestablish access.

| Area            | Sq Ft        | Sq M          | Status   |
|-----------------|--------------|---------------|----------|
| Ground Floor    | 1,015        | 94.29         | For Sale |
| Mezzanine Floor | 340          | 31.59         | For Sale |
| <b>Total</b>    | <b>1,355</b> | <b>125.88</b> |          |



## Rateable Value

The property is currently assessed in conjunction with another unit.

Should you require guidance on the Rateable Value please contact the agent for more information.

## EPC

We understand the property has an EPC rating of C (expiry date - 06/09/2030).

## Planning

We anticipate that the premises benefit from Class B2 / B8 / E uses within the Use Classes Order 1987 (as amended).

However, interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

Our client's interest is a 125 year lease for a term of 125 years from the 26th March 1985, and is for sale at a guide price of £295,000 plus VAT.

The current ground rent is £1,800 per annum.

The current year's annual service charge is £616 pax and the building insurance is £585.16 pax.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand the property is elected for VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

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6 May 2026

