



**FOR SALE**

Unit B12 Crowhurst Road  
Brighton, East Sussex, BN1 8AF



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## 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 £350,000 for long leasehold interest.

## 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 office space at first floor level. There is a yard to the front with designated parking on the estate.

Current annual service charge - £616 pa

Current insurance - £585.16 pa

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
Total	1,355	125.88	



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## Rateable Value

The unit is to be reassessed.

## EPC

We understand the property has an EPC rating of C.

## 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

Our client's interest is a 125 year lease for a term of 125 years from the 26th March 1985. The current ground rent is £1,800 per annum.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

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



## Further Information

Please contact the sole agents Flude Property Consultants:

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19 December 2025

