



TO LET

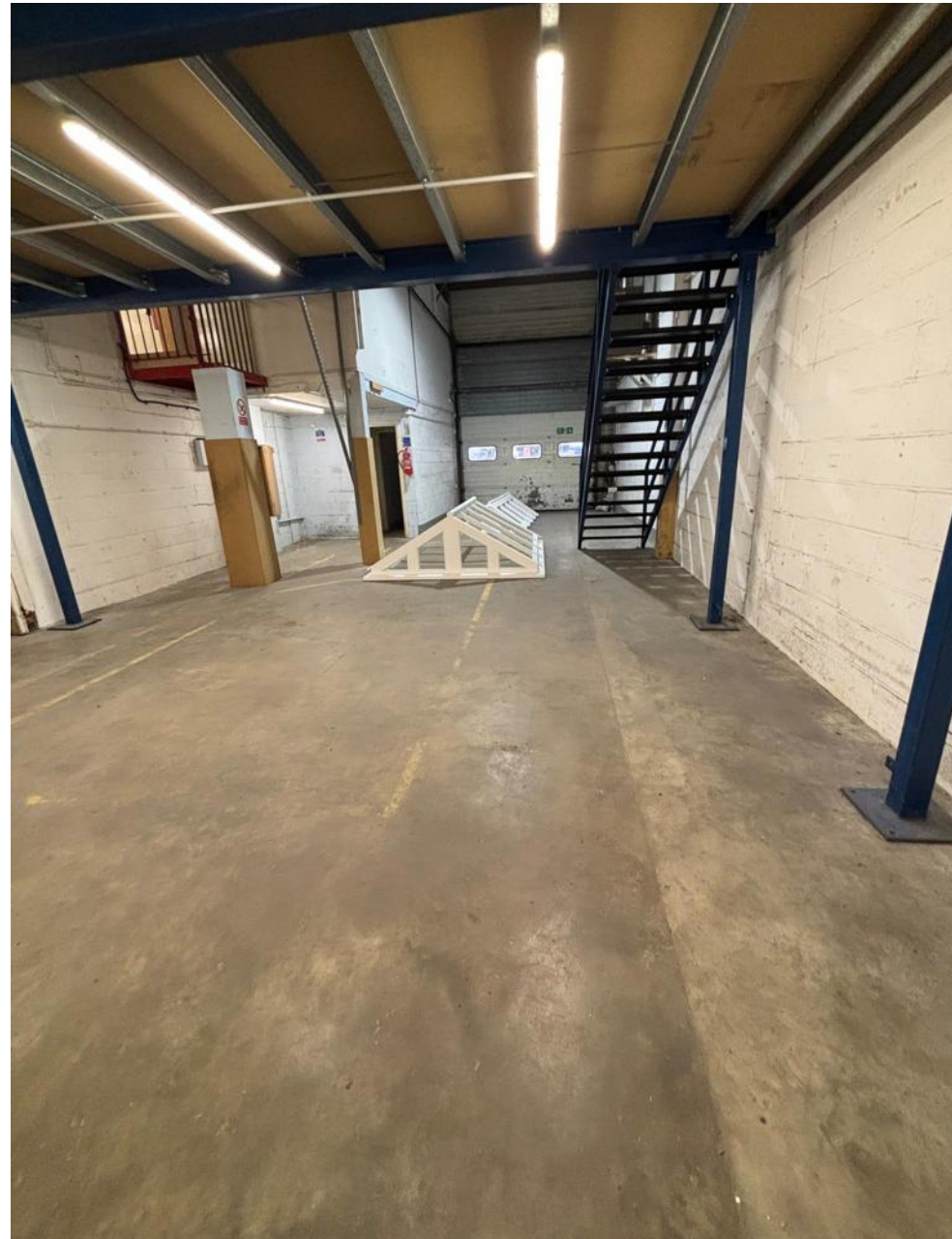
Units B12 & B14 Enterprise Trading Estate
Crowhurst Road, Brighton, East Sussex, BN1 8AF



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Key Features

- Situated on busy estate to the North of Brighton
- Car parking to front of units and further allocated space on estate
- Internal mezzanine floor
- Roller shutter doors approx. 3.9m high x 3.5 wide
- Within 350m of the A27 Brighton bypass
- To Let - £40,000 per annum
- 3 month rent incentive is available
- Motor trade uses considered.

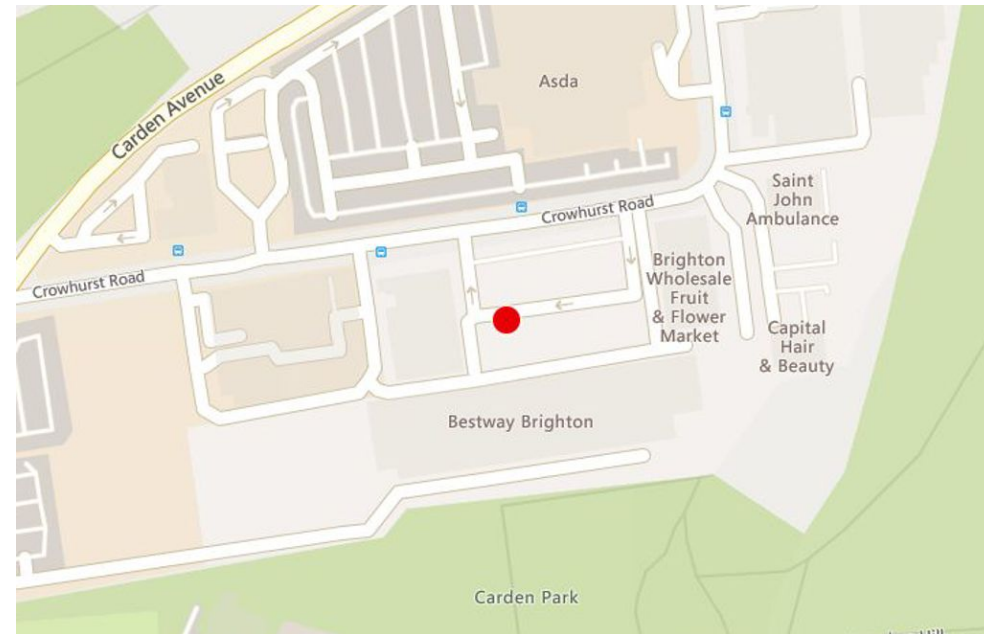




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Location & Situation

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.





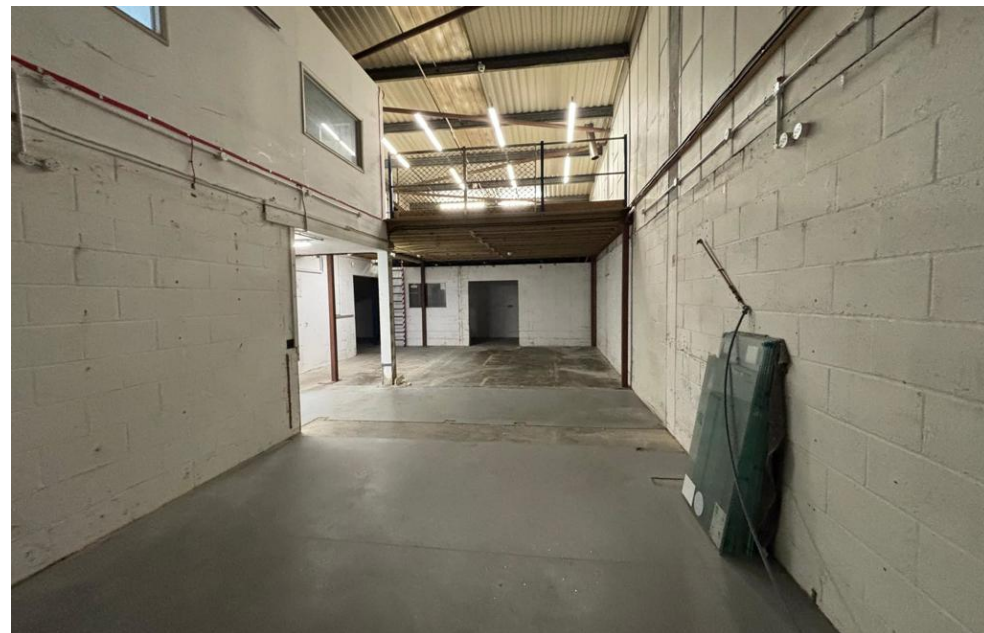
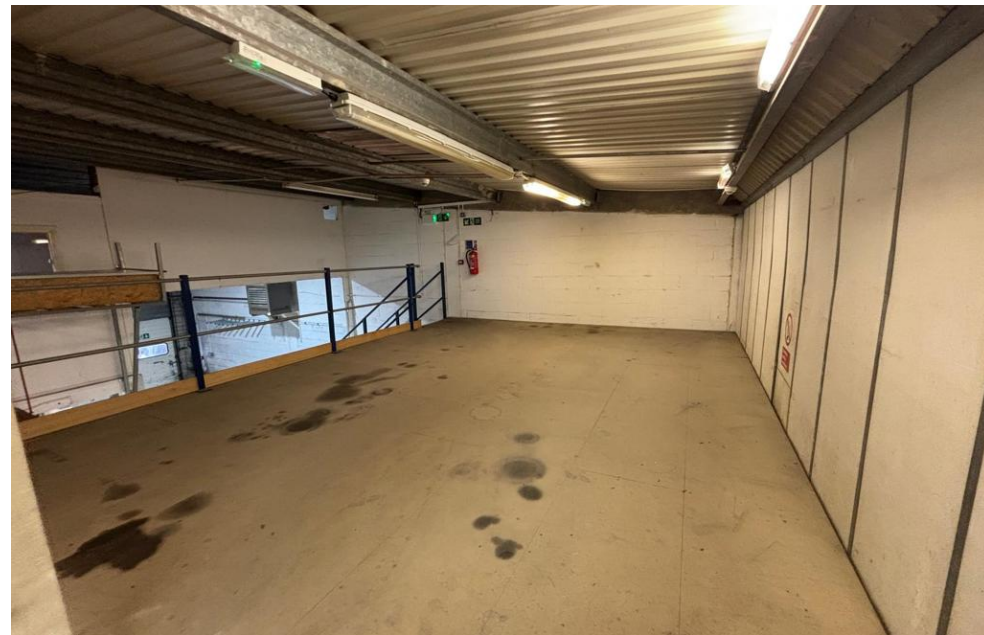
Description & Accommodation

The subject properties comprise two end-of-terrace purpose built industrial / warehouse units made of reinforced concrete framed construction with profiled metal cladding and a double skin roof.

Internally, the units provide ground floor open plan light industrial / showroom accommodation. The premises benefit from two roller shutter doors, two pedestrian access points and WCs. There is parking and a small yard to the front with additional designated parking on the estate.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
B12 - Ground Floor	1,015	94.29
B12 - Mezzanine Floor	340	31.59
B14 - Ground Floor	1,015	94.29
B14 - Mezzanine	340	31.59
Total	2,710	251.76





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Rateable Value

Units B12-B14 Rateable Value (2026): £41,750

Occupiers will pay approximately 43% of this per annum.

EPC

We understand Units B12 and B14 have EPC ratings of C and E, respectively (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.





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Terms

Rent £40,000 per annum

New Terms to be agreed.

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

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is not elected for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater. This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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3 September 2026

