

The SHW logo consists of an orange parallelogram shape with the letters 'SHW' in white, bold, sans-serif font inside it.

SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK



TO LET

INDUSTRIAL AND WAREHOUSE – 1,176 SQ FT (109.25 SQ M)

Unit 16, Grange Road Estate, Albion Street, Southwick, Brighton, West Sussex, BN42 4EN

LOCATION

The unit is located on the Grange Industrial Estate, an established estate comprising 18 units.

Grange Industrial Estate is located near Southwick town centre and is accessed directly from the A259. Brighton city centre is approximately 4 miles to the east. Shoreham town centre is located approximately 1.6 miles to the west. Southwick station is in the near vicinity to the estate. There is easy access to the A27.

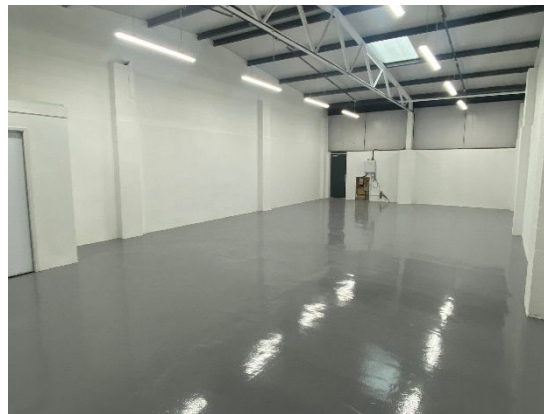
DESCRIPTION

The available accommodation comprises a single storey light industrial unit considered suitable for a variety of occupiers seeking a workshop or storage space.

A complete refurbishment has been undertaken and the property can be easily adapted to suit the individual business requirements.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Unit 16	1,176	109.25
TOTAL	1,176	109.25

**AMENITIES / OPPORTUNITY**

- 3-phase electricity
- Gas supply
- WC facilities
- Roller shutter loading door with separate pedestrian entrance
- Fluorescent strip lighting

RENT

£20,000 PAX

TENURE

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

RATES

Rateable value to be reassessed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

An EPC is being prepared and will be available shortly.



NB. In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the letting of this property. A partner of SHW has an interest in the subject property.

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