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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 6,021 SQ FT (559.35 SQ M)**

**Unit 8, Newhaven Industrial Park, Beach Road, Newhaven, East Sussex, BN9 0BX**



**DESCRIPTION**

The property comprises a purpose built factory premises. It has a two storey integral office section with an open plan factory/ warehouse space. The property has recently been refurbished with over cladding and LED lighting. The unit has a minimum eaves height of 4.6 m and a maximum of 5.2 m. It is accessed via an electrically operated loading door. There is parking for 15 cars.

**LOCATION**

Newhaven is an established south coast port and growing town located approximately 9 miles to the east of Brighton, 9 miles south of Lewes and 13 miles west of Eastbourne. The property is situated to the south east of Newhaven town centre in a well established commercial area. Access to Beach Road is via the A259 south coast road which in turn links with the A26 (New Road). The A26 provides the main north-south access between Newhaven and the A27 with onward connections to Lewes, Brighton and the national road network.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor – Offices and warehouse	5,050	469.14
First Floor - Offices	971	90.21
<b>TOTAL GIA</b>	<b>6,021</b>	<b>559.35</b>

**AMENITIES / OPPORTUNITY**

- Recently refurbished
- Over cladding and LED lighting
- Minimum eaves height of 4.6m and maximum of 5.2m
- Electrically operated loading door
- Male and female Wcs
- Parking for 15 cars

**RENT**

£60,500pax

**TERMS**

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

**RATES**

The Rateable Value of the property is to be re-assessed.

**VAT**

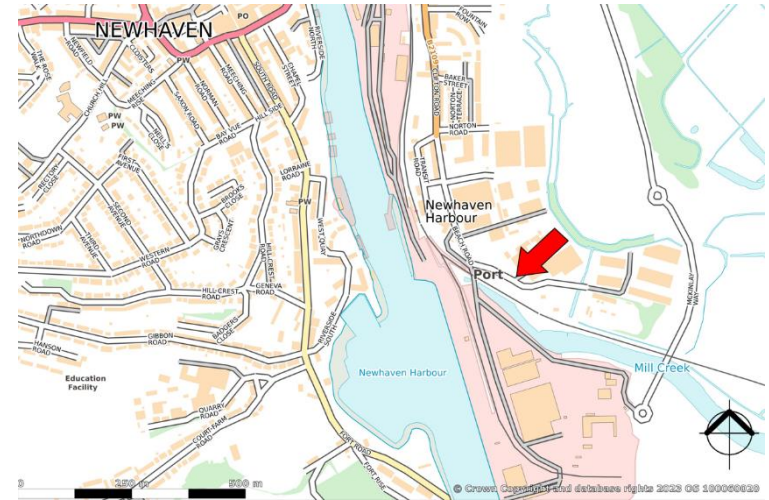
VAT will be chargeable on the terms quoted.

**LEGAL COSTS**

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

**EPC**

The property has an EPC rating of C (72)



**VIEWINGS – 01273 876 200**

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