



UNIT 9.3 BRIGHTON WORKS

8,654 ft² (804 m²)



OFFICE (FIRST FLOOR)

- Separate access via steps to car park
- Kitchenette, sink and drainer, swan neck tap.
- Single glazed windows
- 600 x 600 LED light panels, emergency lighting, illuminated fire exit signs
- Electric panel heaters
- 13 amp power via perimeter trunking
- Perimeter trunking for CAT 5 cabling
- Painted plastered walls (white)
- Fibre broadband (speed to be determined by provider)
- Contract quality loop pile carpet tiles (grey) to offices and Polysafe sheet vinyl safety flooring to toilets and kitchenette

WAREHOUSE

- New electric roller shutter door
- New external cladding
- Existing refurbished north lit roof
- Internal walls and frame painted white
- Substantial mezzanine
- Existing floor refurbished with sealed resin covering (light grey)
- Gas for heating (to be fitted by tenant if required)
- Concrete yard front and carpark to side
- LED light over exterior of roller shutter door
- Secure bin store for 1100 litre wheelie bins

TERMS

Flexible lease terms available – terms on request

EPCs

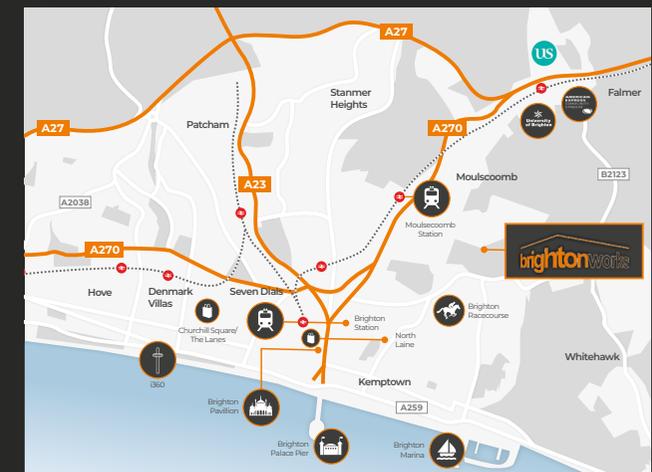
Reports available on request

UNIT 9.3 MEASUREMENTS

Ground Floor GIA	559 m ²
First Floor GIA	245 m ²
Roller Shutter Door Height	3.36 m
Clear Eaves Minimum Internal Height	2.72 m
External Demised Yard/Loading Area	343 m ²



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