



Prime Trade / Warehouse Units to Let
1,460 to 22,000 sq ft (135 to 2,044 sq m)

**READY FOR
OCCUPATION
Q2 2022**

BRIGHTON

TRADE PARK

BRIGHTON TRADE PARK IS SUPERBLY LOCATED FOR RETAIL / TRADE / WAREHOUSE BUSINESSES ADJACENT TO THE A27 WITHIN THE HOLLINGBURY DISTRICT OF BRIGHTON & HOVE.

Situated just off the A27 with excellent road connectivity to the wider national motorway network.

Brighton Trade Park is located within the established and busy Hollingbury Industrial Estate adjacent to a range national retailers and car dealerships including Asda, McDonalds, M&S, Matalan, and the brand new Harwoods Jaguar Land Rover dealership.

The remaining accommodation can be offered in a variety of combinations from 1,420 sq ft up to 22,000 sq ft.



BRIGHTON

TRADE PARK

THE REMAINING UNITS OFFER HIGH QUALITY REFURBISHED TRADE / INDUSTRIAL ACCOMMODATION IN A VARIETY OF COMBINATIONS. READY FOR OCCUPATION Q2 2022.

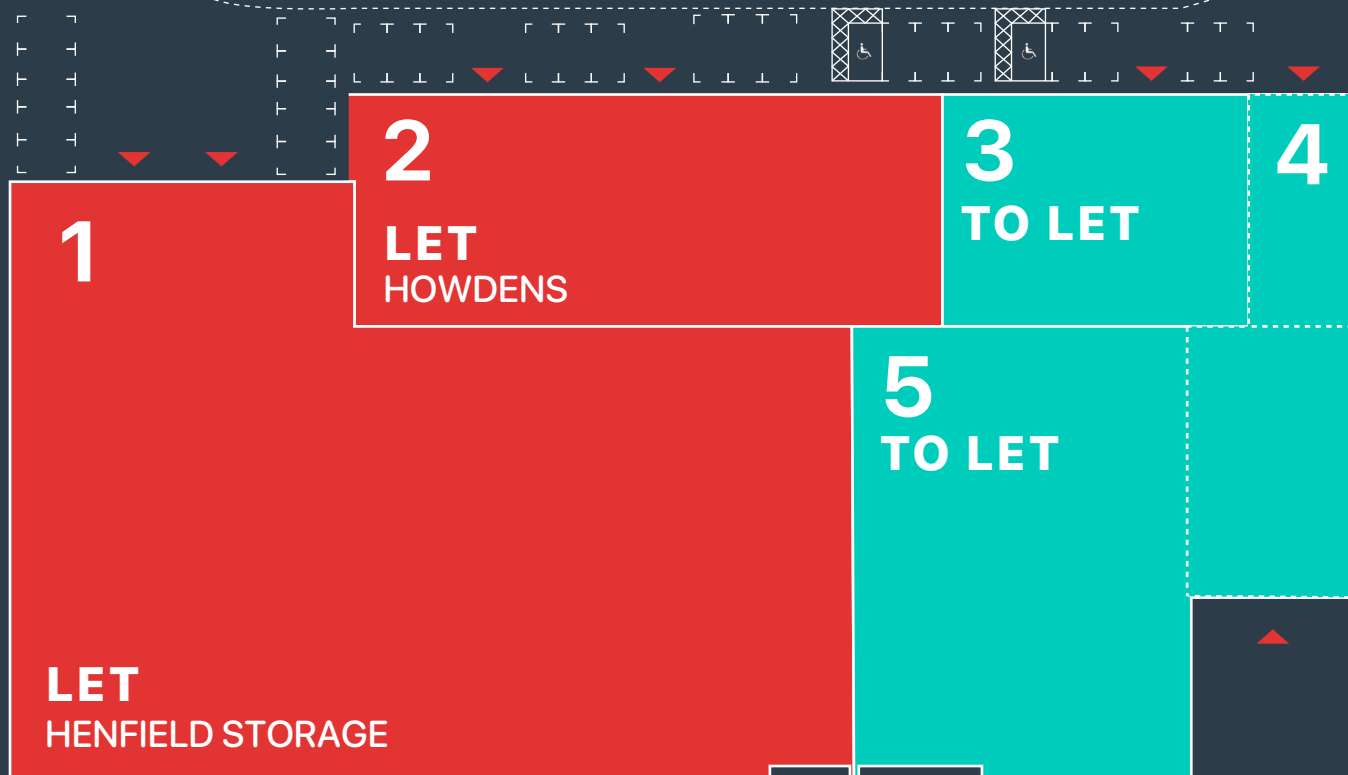
All areas are Ground Floor only approximate on a GIA basis.

| | SQ M | SQ FT | STATUS |
|---|-------|--------|--------|
| 1 | 2,560 | 27,550 | LET |
| 2 | 784 | 8,440 | LET |
| 3 | 406 | 4,370 | TO LET |
| 4 | 364 | 3,910 | TO LET |
| 5 | 1,275 | 13,720 | TO LET |

Unit 5 includes 350 sqm (3,760 sq ft) of upstairs office/storage accommodation. Units can be let as a whole or subdivided in a number of ways.

NEW HARWOODS
JLR DEALERSHIP

COMMON ACCESS ROAD



SOUTHERN ACCESS ROAD



8 TO 11 M
CLEAR EAVES
HEIGHT



37.5kN / m2
FLOOR LOADING
CAPACITY



FULLY
REFURBISHED
WITH NEW ROOF



INCOMING
ELECTRICITY SUPPLY
UP TO 180 KVA

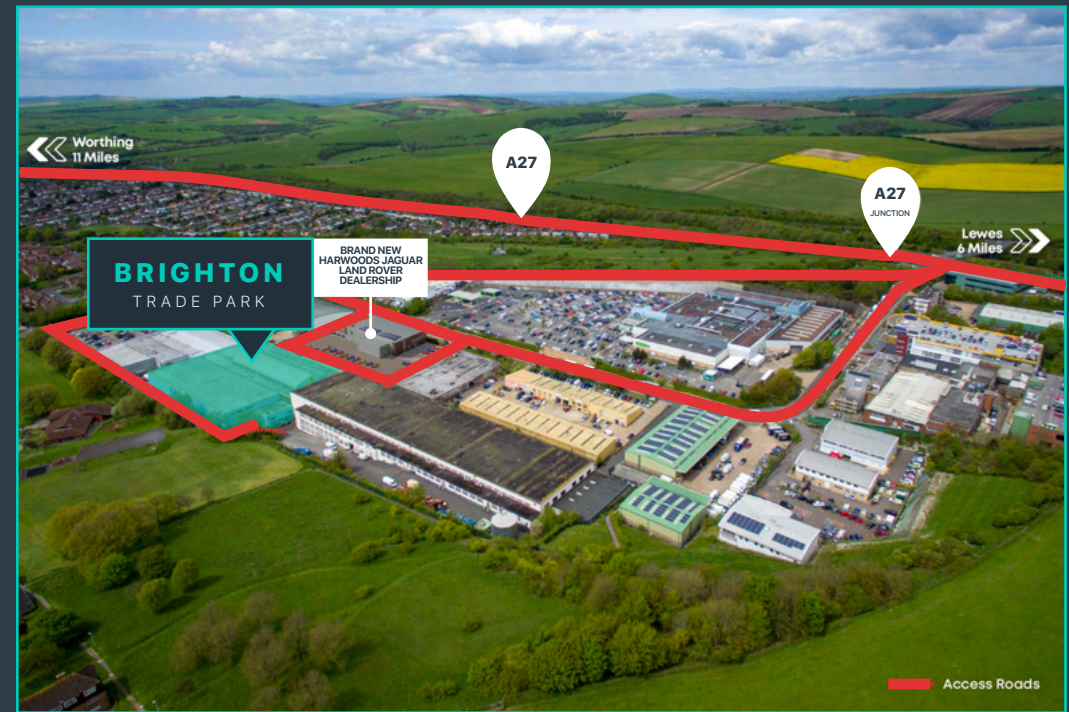


EPC TARGET
RATING OF
'A'

BRIGHTON

TRADE PARK

Brighton & Hove is one of the largest commercial districts on the south coast. The city is located 46 miles south of London, 19 miles west of Eastbourne and 55 miles east of Southampton. With a population of 274,000 and an urban catchment of approximately 500,000. 54% of the catchment population are designated within the most affluent AB,C1 socio-economic groupings (Source: PMA).



TERMS

Units available to lease for a term to be agreed. The lease will be in a standard form on a FRI basis.

SERVICE CHARGE

An estate service charge will be levied to cover costs incurred in maintaining the estate.

BUSINESS RATES

To be confirmed

VAT

Rent and costs will be subject to VAT payments.

VIEWINGS & FURTHER INFORMATION



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