

# Hollingbury Business Park Brighton

1 workshop / warehouse with parking  
3,007 sq ft (279 sq m)

Double entrance and  
fenced boundary



Ample parking on the estate



Access to A23 and A27  
1.5 miles away



Door height - 3.99m,  
eaves height 7.39m



Approx 5 miles north of  
Brighton city centre



Roller shutter access,  
3 phase supply and WC





# Hollingbury Business Park

Crowhurst Corner, Brighton, East Sussex, BN1 8AP



## Description

Hollingbury Business Park comprises a modern purpose built estate currently arranged as 7 units split between 2 blocks. The subject unit is at the end terrace within the larger of the two blocks. The available unit provides ground floor workshop/warehouse accommodation. There is ample parking provisions on the estate with a forecourt and covered loading area.

The Business Park was constructed in 2004. The construction is conventional and consists of a steel portal frame with pitched roofs, roof lights, loading doors, and clad elevators etc.

## Location

The Hollingbury Business Park site is located to the south side of Crowhurst Road on Crowhurst Corner. Crowhurst Road links with Carden Avenue to the west and the A27 Brighton By-Pass to the north. The A27 connects to the A23 approximately 1.5 miles to the west which in turn provides easy access to the M23 and the national motorway network beyond.

## Planning

We understand that the premises benefit from Class E 'Commercial Business and Service', B2 'General Industrial' and B8 'storage and distribution' use within the Use Classes Order 2020. Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Property owned by **Mileway**

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. October 2020.

[mileway.com](http://mileway.com)

## EPC

Energy performance rated at D80

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Business Rates

Rateable value (2017 list): £28,750

## Viewing / Further Information

Please contact:

**Flude Property Consultants**  
Alex Roberts  
[a.roberts@flude.com](mailto:a.roberts@flude.com)  
01273 740386

**Flude Property Consultants**  
Aaron Lees  
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## VAT

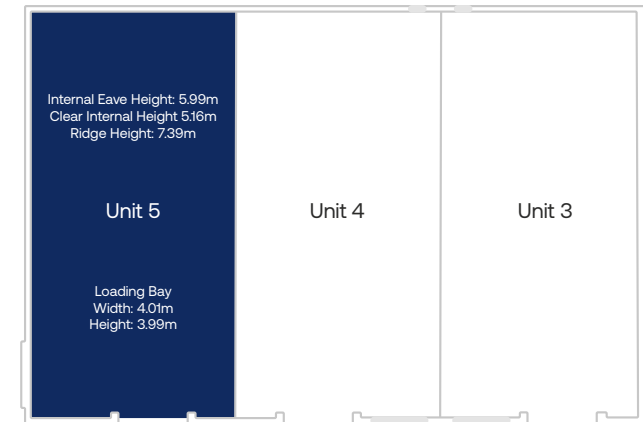
VAT will be payable where applicable.

## Terms

Immediately, subject to vacant possession from current tenant



**Mileway**  
Joe Unkles  
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07918 604099  
020 4525 0523



## Accommodation

Floor areas are as follows:			
Unit	Area (sq ft)	Area (sq m)	Rent per annum
Unit 5	3,007	279	£45,000

**Mileway**