Flude
PROPERTY CONSULTANTS

South West Unit, Main Systems
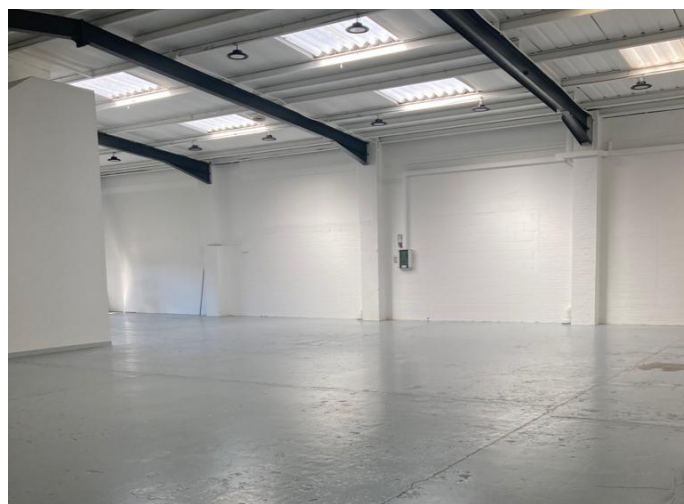Beach Road, Newhaven, East Sussex BN9 0BX

TO LET

2 X WAREHOUSE / INDUSTRIAL UNIT WITH OFFICE ACCOMMODATION

Unit 1 -   470.00 sq m   5,067 sq ft

Unit 2 -   354.70 sq m   3,818 sq ft

Key Features:

- Open plan workshop/warehouse

- Situated in an established commercial location

- Access via Beach Road

- Currently undergoing refurbishment

- Available by way of new lease

- Good access and loading bays

- Could be let as one unit

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

The property comprises a purpose built factory premises, formed of two units.

Unit 1 has a two storey office block and roller shutter door (currently being fitted), with additional open plan factory/warehouse space.

Unit 2 is open plan with fitted roller door measuring 3.6 meters wide and 3.98 meters high.
The property is currently undergoing a refurbishment with over cladding, LED lighting is also being fitted.

Both unit's benefits from a minimum eaves height of 4.6 m and a maximum of 5.2 m.

The property has the following approximate
Net Internal Areas (NIA):

Unit	Sq Ft	Sq M
Unit 1	5,067	470.00
Ground floor office	1,074	99.84
First floor office	1,104	102.00
Unit 2	3,818	354.70

EPC

We understand the property to have an EPC rating of C(72).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We believe that the premises benefit from Class E 'Commercial Business and Service and B8 Warehouse' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £10.50 per sq per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): To be reassessed.

Should you require further information on Business Rates, please contact our in house rating surveyor Daniel Green (d.green@flude.com).

VAT & Legal Fees

Rents and prices are quoted exclusive of, but may be subject to VAT.
Each party to bear their own legal costs incurred.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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