BRIGHTON TRADE PARK

CROWHURST RD
BRIGHTON
EAST SUSSEX, BN1 8AQ

Prime Trade / Warehouse Units to Let

3,910 to 17,630sq ft (363 to 1,628sq m)

READY FOR OCCUPATION

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 Jaquar Land Rover dealership.

The remaining accommodation can be offered in a variety of combinations from 3,910 sq ft up to 17,630 sq ft.

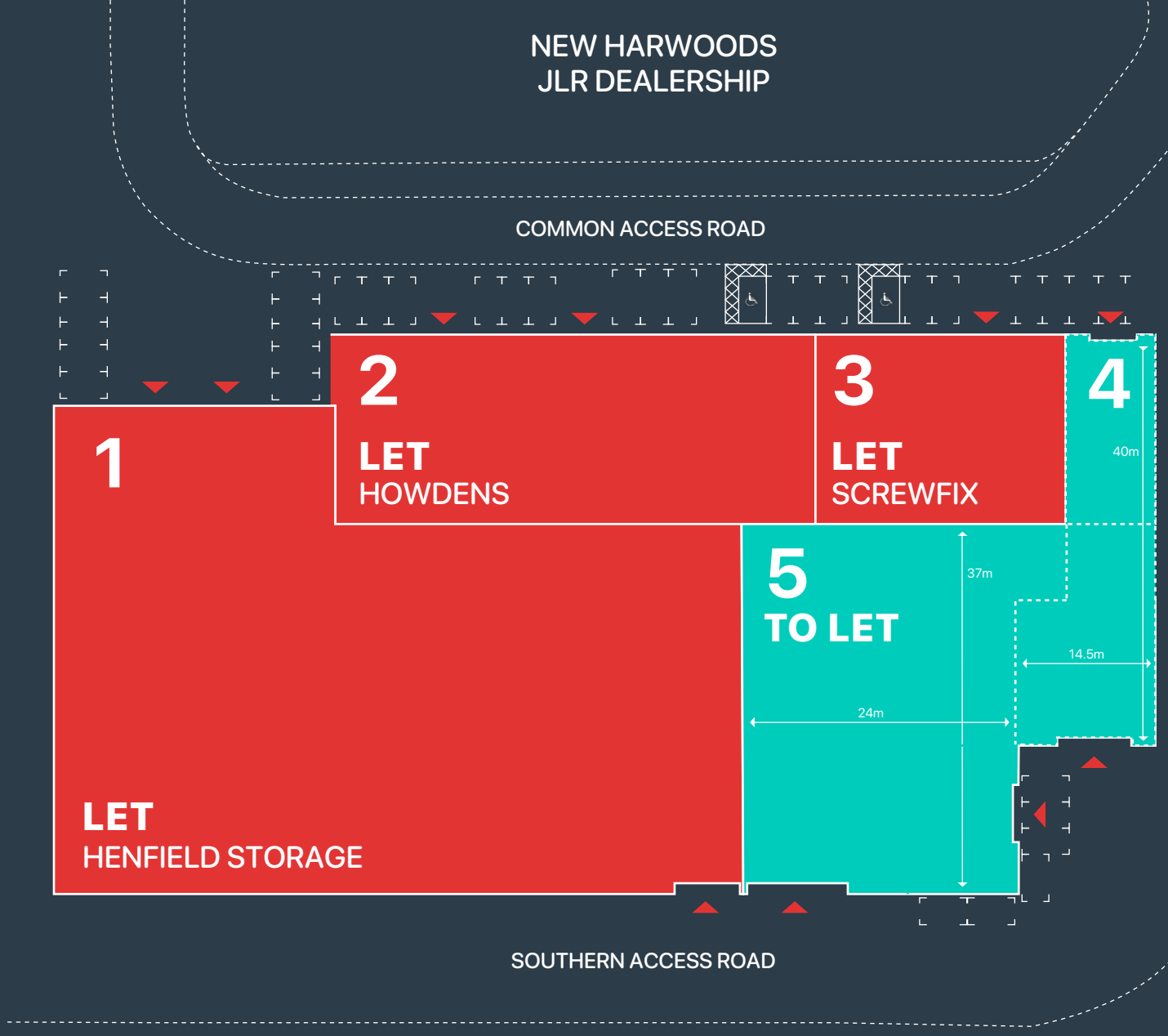
BRIGHTON
TRADE PARK

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

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~~	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.



8 TO 11 M
CLEAR EAVES
HEIGHT

37.5kN / m2
FLOOR LOADING
CAPACITY

FULLY
REFURBISHED
WITH NEW ROOF

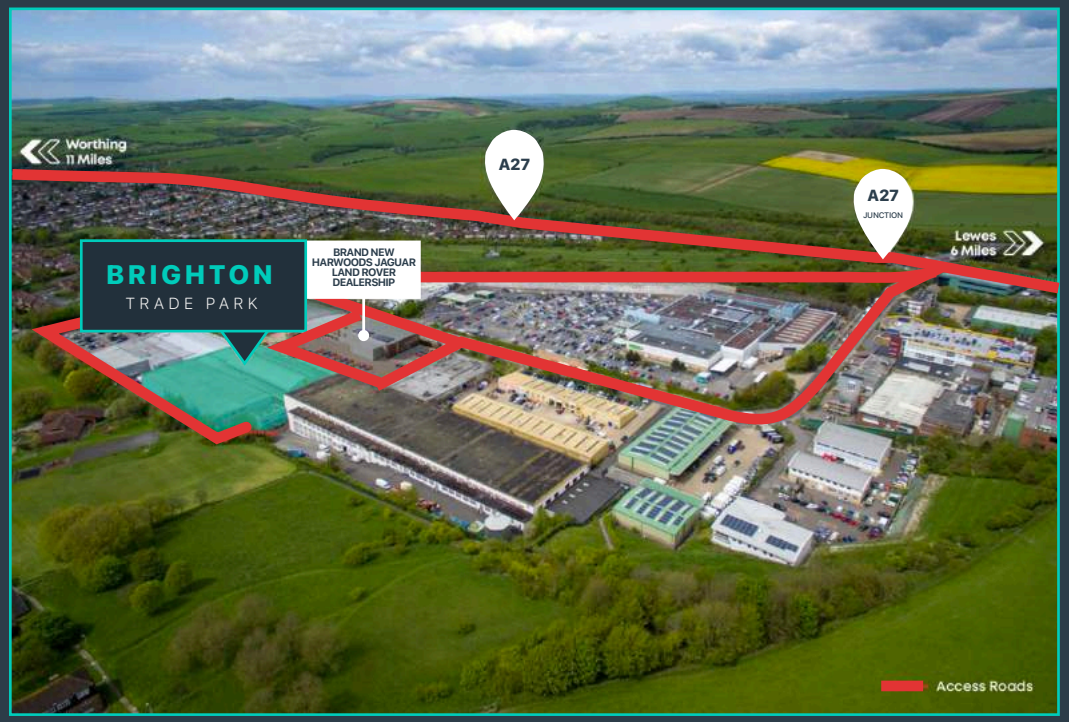
INCOMING
ELECTRICITY SUPPLY
UP TO 180 KVA

EPC

UNIT 4 - EPC B RATING
UNIT 5 - EPC A RATING

BRIGHTON
TRADE PARK

Brighton & Hove is one of the largest Commercial centres 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.

BUSINESS RATES

To be confirmed

SERVICE CHARGE

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

VAT

Rent and costs will be subject to VAT payments.

VIEWINGS & FURTHER INFORMATION

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