

INTERIOR OF UNIT 5



EXTERNAL OF UNIT 4

**Prime Trade / Warehouse Units to Let**  
3,910 to 17,630sq ft (363 to 1,628sq m)

**READY FOR  
OCCUPATION**



# BRIGHTON

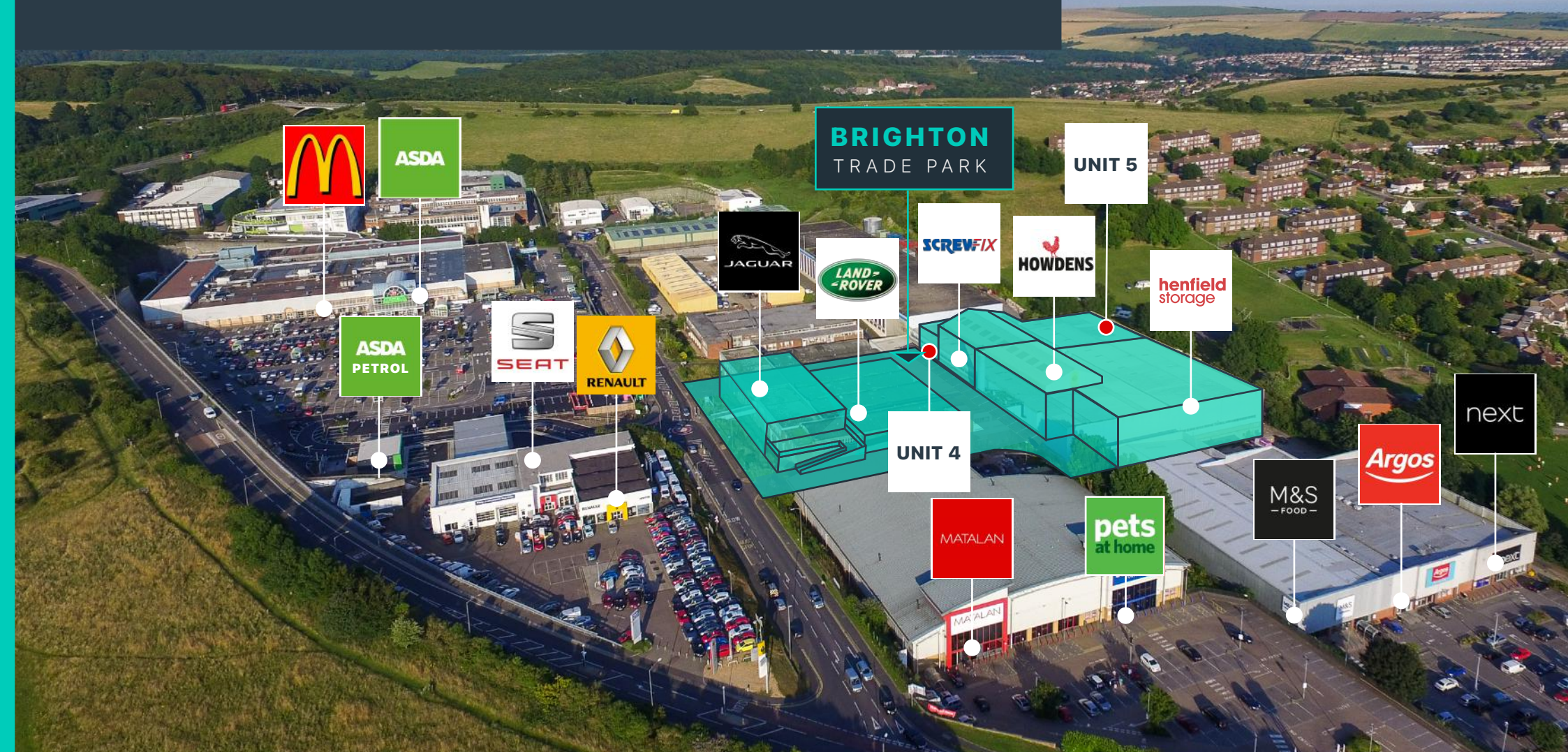
## TRADE PARK

**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 Jaguar 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	400	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.

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

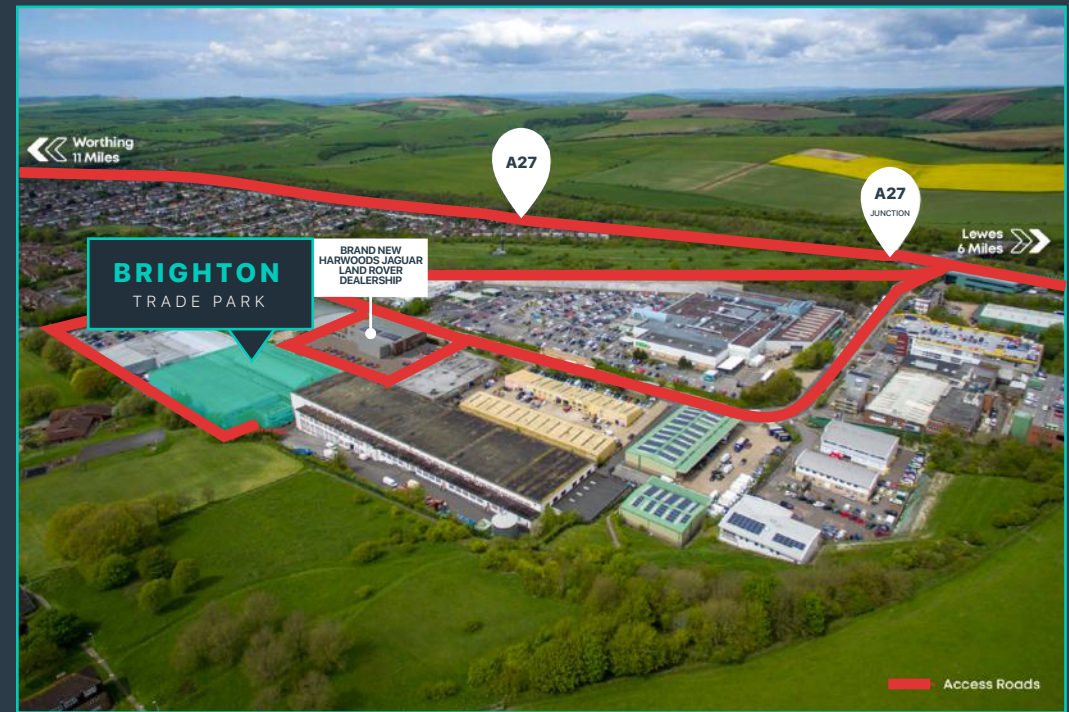


UNIT 4 - EPC B RATING  
UNIT 5 - EPC A RATING

# 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.

### 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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