



Unit 5 Brighton Trade Park
Crowhurst Road, East Sussex BN1 8AQ

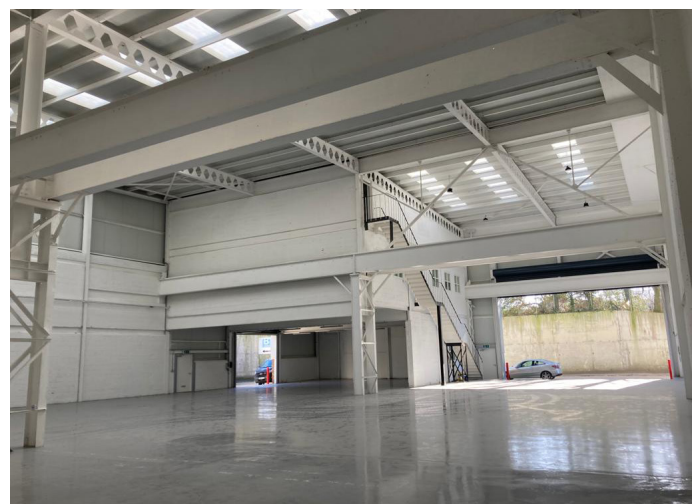
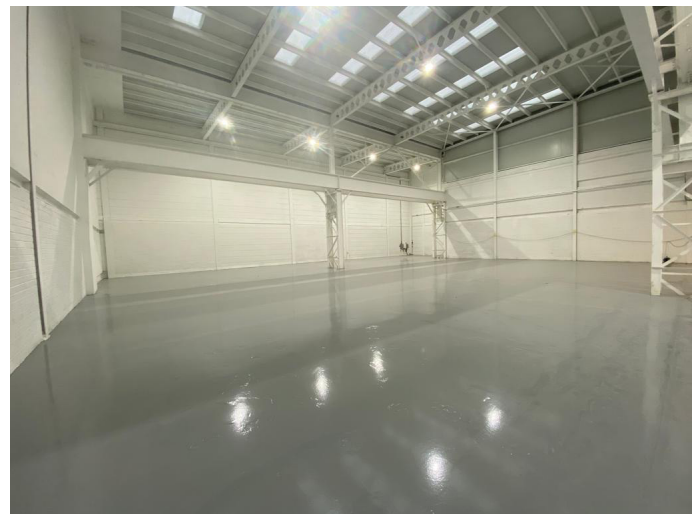
TO LET

PRIME TRADE / WAREHOUSE

Unit 5: 1,275 sq m / 13,720 sq ft

Key Features:

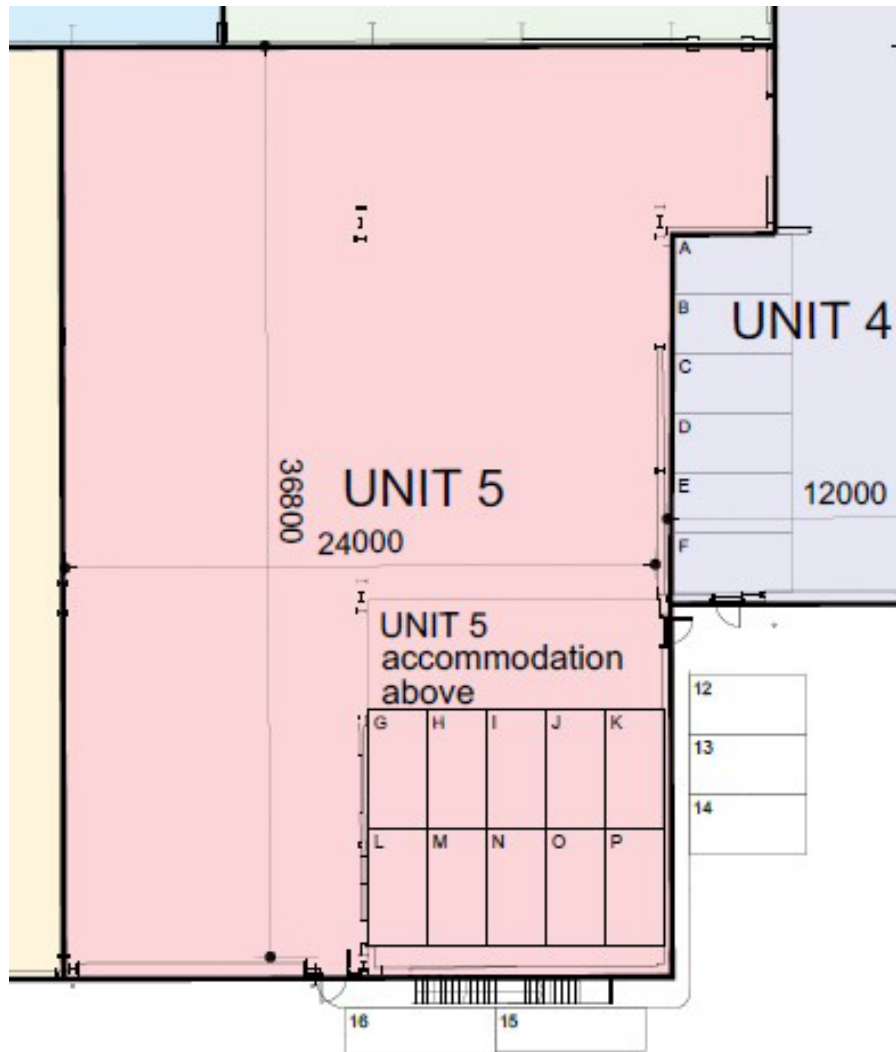
- Max eaves height 10.72 metres
- Fully refurbished with new roof
- Excellent access to the A27
- 2 loading doors
- Established trade counter and commercial location
- Adjacent occupiers include Screwfix, Howden Joinery, Harwoods Jaguar Land Rover and Henfield Storage
- Ready for occupation immediately





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Floor Plan



Plan showing potential internal parking arrangement



OFFICES IN BRIGHTON, CHICHESTER AND PORTSMOUTH



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Location

Brighton Trade Park is superbly located for 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.

Accommodation

The unit offers high quality refurbished trade / warehouse industrial accommodation. Ready for immediate occupation.

The property has the following approximate Gross Internal Areas (GIA):

Floor	Sq Ft	Sq M
Ground	9,960	925
First	1,880	175
Second	1,880	175
TOTAL	13,720	1,275

EPC

We understand the property to have an EPC rating of A(30).

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

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 therefore understand that the premises benefit from Class E 'Commercial Business and Service' 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 and rent to be agreed per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

Business Rates

Rateable Value (2017): £TBC

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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