



**FOR SALE**

Units B12 & B14 Enterprise Trading Estate  
Crowhurst Road, Brighton, East Sussex, BN1 8AF



## Key Features

- Situated on busy estate to the North of Brighton
- Car parking to front of units and further allocated space on estate
- Internal mezzanine floor included
- Roller shutter doors approx. 3.9m high x 3.5 wide
- Within 350m of the A27 Brighton bypass
- For Sale - £590,000 for long leasehold interests + VAT

## Location & Situation

The property is situated on an established industrial estate to the north of Brighton city centre, just off the A27 Brighton by-pass. Road communications are good with the A23 junction only a few minutes' drive away offering access to Gatwick, the M23, M25 and national motorway network.

## Description & Accommodation

The subject properties comprise two end-of-terrace purpose built industrial / warehouse units made of reinforced concrete framed construction with profiled metal cladding and a double skin roof.

Internally, the units provide ground floor open plan light industrial / showroom accommodation. The premises benefit from two roller shutter doors, two pedestrian access points and WCs. There is parking and a small yard to the front with additional designated parking on the estate.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
B12 - Ground Floor	1,015	94.29
B12 - Mezzanine Floor	340	31.59
B14 - Ground Floor	1,015	94.29
B14 - Mezzanine	340	31.59
Total	2,710	251.76



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## Rateable Value

Units B12-B14 Rateable Value (2026): £41,750

Occupiers will pay approximately 43% of this per annum.

## EPC

We understand Units B12 and B14 have EPC ratings of C and E, respectively (expiry date - 06/09/2030).

## Planning

We anticipate that the premises benefit from Class B2 / B8 / E uses within the Use Classes Order 1987 (as amended).

However, interested parties should make their own planning enquiries and satisfy themselves in this regard.

## Terms

Our client's interest are two 125 year leases for terms of 125 years from the 26th March 1985, and are for sale at a guide price of £590,000 plus VAT.

The current ground rent is £1,800 per annum per unit.

The current year's annual service charge is £616 pax and the building insurance is £585.16 pax per unit.

## Legal Fees

Each party to bear their own legal costs incurred.

## VAT

We understand the property is elected for VAT.



## Further Information

Please contact the sole agents Flude Property Consultants:

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1 July 2026

