



TO LET

Unit 21, Euro Business Park
New Road, Newhaven, East Sussex, BN9 0DQ



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Key Features

- Open plan warehouse unit with office/ storage accommodation
- Close proximity to A26 and A259
- Two car parking spaces
- Eaves height ranging from 4.76m to 6.10m
- Sectional shutter door approx. 3.60m (w) by 4m (h)
- New (effectively) FRI lease available
- To Rent - £21,350 pax

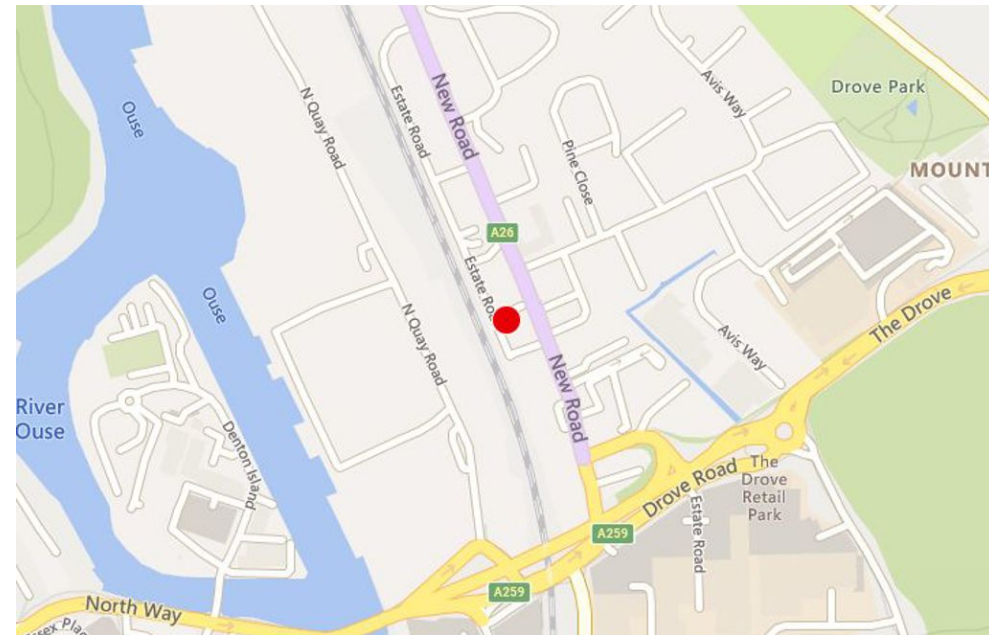




Location & Situation

Newhaven is an industrious and strategically positioned port town on the South Coast, offering strong connectivity and a solid commercial base. The town benefits from a well-established industrial economy, excellent transport links via the A26, A259 and Newhaven's rail stations, and direct access to cross-Channel freight routes, making it an attractive location for businesses across manufacturing, logistics, marine services and emerging clean-energy sectors.

Euro Business Park lays on the eastern side of the River Ouse and directly adjacent to the A26, offering access to the nearby A259 South Coast road and the A27, located approximately 4 miles to the north. Brighton & Hove is situated 8 miles to the west, Lewes 6 miles to the north and Eastbourne 10 miles to the east.





Description & Accommodation

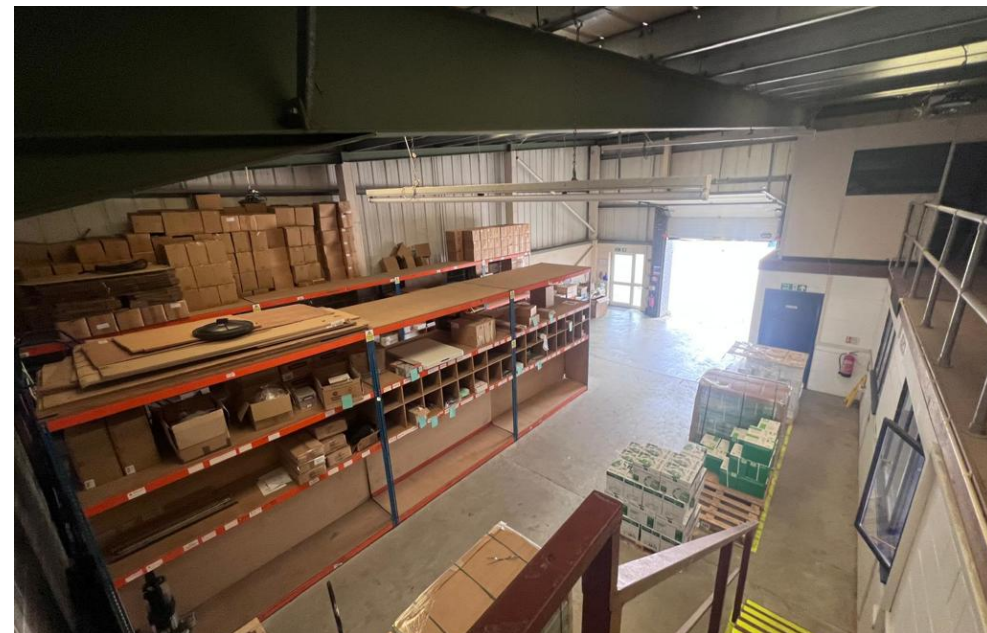
Unit 21 comprises an end-of-terrace single storey industrial/ warehouse unit of steel frame construction with brick, blockwork and profiled metal clad elevations, beneath a pitched roof with translucent panels. The unit benefits from an eaves height ranging from 4.76m to 6.10m. Access to the unit is through a sectional shutter door measuring approximately 3.60m (w) by 4m (h) and two separate personnel doors.

The unit is arranged over ground floor warehouse and first floor mezzanine. Internally, the ground floor benefits from concrete screed flooring, strip lighting, a kitchenette and two WCs.

Externally, the unit includes a loading bay and two demised car parking to the front. Additional car parking spaces are available on the estate.

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

Area	Sq Ft	Sq M
Ground Floor	2,082	193.42
Mezzanine	954	88.63
Total	3,036	282.04





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Rateable Value

Rateable Value (2026): £24,250

Occupiers will pay approximately 43% of this per annum.

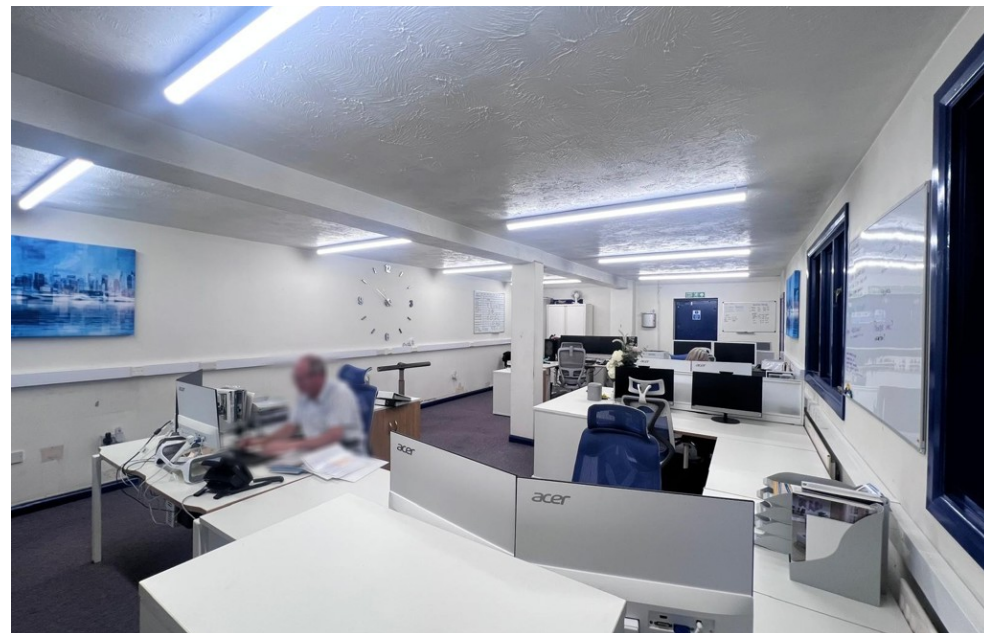
EPC

We understand the property has an EPC rating of B (expiry date - 15/07/2035).

Planning

We understand that the premises benefit from Class E and B8 uses under the Town and Country Planning (Use Classes) Order 2020.

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





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Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £21,350 per annum exclusive.

The current years' service charge is £814.72 per annum and the building insurance is to be confirmed.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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21 September 2026

