



TO LET

Unit A1-A3 Meridian Industrial Estate
Newton Road, Peacehaven, East Sussex, BN10 8JQ



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Key Features

- Ideal HQ configuration
- Formed over two large warehouses and office block
- Close proximity to A259
- Recently refurbished, over-roofed and overclad
- Eaves height ranging from 5.15m - 6.04m
- Two sectional loading doors measuring approx. 3.6m (w) by 4.7m (h)
- Three phase power with mains water and gas supply
- Sufficient parking and large forecourt
- Available by way of an FRI lease assignment or sublease
- To Rent - £294,800 pax



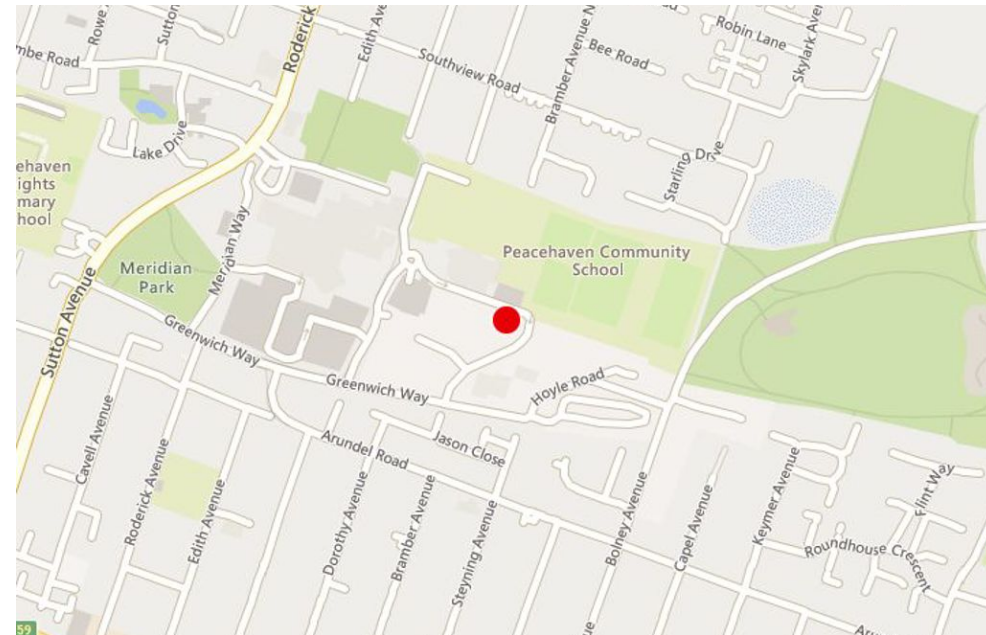


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Location & Situation

Meridian Industrial Estate, Peacehaven's principal and established business area, is situated centrally within the town, laying adjacent to Peacehaven Leisure Centre and the Meridian Centre. The industrial estate is located approximately 0.5 miles to the north of A259 South Coast Road, 3 miles to west of the A26 and 8 miles to the A27.

Brighton & Hove is located approximately 6 miles to the west, with Newhaven 3 miles to the east.





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Description & Accommodation

The subject property comprise three modern, self-contained industrial/ warehouse units configured as a terrace.

Unit A1 comprises a modern office block arranged over ground and first floor, situated at the eastern end of the terrace. The premises is of steel portal frame construction with brick and profile steel-clad elevations, under a newly overclad insulated roof fitted with translucent roof panels. The office benefits from new carpet flooring, large perimeter glazing, suspended ceilings and panel lighting.

Unit A2 adjoins the office block, comprising of a large warehouse of similar construction. The unit benefits from an eaves height ranging from 5.62m to 6.13m, features one electrically-operated sectional loading door measuring approximately 3.6m (w) by 4.7m (h), and a separate personnel entrance.

Unit A3 comprise a modern, self-contained industrial/ warehouse unit arranged over ground and first floor. The premises is of steel portal frame construction with brick and profile steel-clad elevations, under a newly overclad insulated roof fitted with translucent roof panels. The main warehouse benefits from an eaves height ranging from 5.15m to 6.04m. The unit features two electrically-operated sectional loading doors, both measuring approximately 3.6m (w) by 4.7m (h) and are situated adjacently. Additionally, there is a separate personnel entrance.

Internally, the ground floor has been redecorated with concrete screed flooring and benefits from LED lighting. The first floor mezzanine features painted plaster and exposed brick elevations, perimeter glazing and LED lighting.

The unit also benefits from three-phase electricity, mains water & gas supply, and separate male & female WCs.

Externally, the unit benefits from a forecourt suitable for loading and is provided with ample parking, with an additional carpark located south of the office block.

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

Area	Sq Ft	Sq M
Unit A1-A2: Ground floor office	1,951	181.25





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Rateable Value

Rateable Value (2026): £252,000

Occupiers will pay approximately 48% of this per annum.

EPC

We understand that Unit A1-A2 and Unit A3 both have EPC ratings of C (expiry date - 07/08/2035).





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AERIAL VIEW For identification purposes only.



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Terms

The property is available by way of two lease assignments, both dated 25/10/2024 for a term of 10 years and summing a passing rent of £294,800 pax.

Both leases are subject to a rent review in the 5th year.

Our clients would consider a shorter term sublease outside the protection of the Landlord and Tenant Act 1954; a sublease would likely be at a higher rent than the passing rent.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is registered for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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23 September 2026

