

Unit 7, Chalex Industrial Estate,
Manor Hall Road, Southwick BN42 4NH



TO LET

INDUSTRIAL

Self contained industrial unit with 2 parking spaces.

Total size 202.23 sq m (2,177 sq ft)

KEY FEATURES

- Located on an established industrial estate west of Brighton
- Self contained access
- Within a 2 minute walk of Fishersgate Station
- Open plan industrial warehouse space
- Ready to occupy immediately
- Loading / parking provisions

Unit 7, Chalex Industrial Estate, Manor Hall Road, Southwick BN42 4NH



Location

The property is located on the Chalex Industrial Estate, off Manor Hall Road in Southwick. Manor Hall Road runs parallel to the main south coast trunk roads – the A259 to the south, and the A270 and A27 to the north. The Chalex Industrial Estate lies immediately the north of Fishersgate station.

Accommodation

The property comprises a steel-framed purpose-built industrial / warehouse unit with internal brick and block-work walls and external metal sheet cladding. Its main roof is pitched and covered in modern insulated profiled metal sheet cladding incorporating a number of translucent roof lights. The unit is accessed via a sectional loading door with personnel door inset, within its eastern elevation.

The accommodation is arranged as predominantly open plan workshop space, with an office, kitchen and separate WC at ground level. There is further storage space at mezzanine level. There is 2 demised parking spaces located opposite unit 11.

We have measured the existing accommodation to have the following approximate **Gross Internal Areas:**

Total size	202.23 sq m (2,177 sq ft)
------------	---------------------------

Please note mezzanine is not included in this area

Planning

We understand that the premises benefit from B1/B8 use within the Use Classes Order 1987 (as amended),

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

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed and at a rent of £21,750 per annum exclusive of rates, building insurance, service charge, heating, lighting etc.

NB You should be aware of the Code for Leasing Business Premises in England and Wales 2007. Details can be found at www.leasingbusinesspremises.co.uk.

EPC

B (47)

Business Rates

Rateable value (2017 list):	£15,500
-----------------------------	---------

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.

VAT

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

Legal Fees

Each party to bear their own legal costs incurred.

Viewings

Strictly by appointment through the sole agents Flude Commercial incorporating Garner Wood.

Please contact: **Alex Roberts**

Telephone: **01273 727070**

Email: **a.roberts@flude.com**



Flude Commercial 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 Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.

