

Unit 5, Hollingbury Business Park, Crowhurst Corner, Brighton, East Sussex, BN1 8AP

Modern light industrial / warehouse unit approx 3,000 sq ft TO LET



■ Key Features

- Located in an established commercial and retail area within Brighton
- Within 350m of the A27 Brighton bypass
- Modern purpose built unit
- Good yard and parking provision
- Canopy covered loading area

■ Location

The Hollingbury Business Park site is located to the south side of Crowhurst Road on Crowhurst Corner. Crowhurst Road links with Carden Avenue to the west and the A27 Brighton By-Pass to the north. The A27 connects to the A23 approximately 1.5 miles to the west which in turn provides easy access to the M23 and the national motorway network beyond.

■ Accommodation

Hollingbury Business Park comprises a modern purpose built estate currently arranged as 7 units split between 2 blocks. The subject unit is at the end terrace within the larger of the two blocks. The available unit provides ground floor workshop/warehouse accommodation. There is ample parking provisions on the estate with a forecourt and covered loading area.

The Business Park was constructed in 2004. The construction is conventional and consists of a steel portal frame with pitched roofs, roof lights, loading doors, and clad elevators etc.





■ Planning

We understand that the premises benefit from B1/B2/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 unit will be available by way of a new full repairing and insuring lease to be agreed and at a commencing rent of £42,000 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.leasebusinesspremis.co.uk.

■ EPC

D (80)

■ Business Rates

Rateable value (2017 list):	£28,750.00
-----------------------------	------------

UBR for year ending 31.03.20:	49.1p in the £
-------------------------------	----------------

Rates payable 2019/2020:	£14,116.25
--------------------------	------------

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.

■ 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.

■ Viewings and Further Information

Strictly by appointment through the sole agents Flude Commercial:

Please contact:

Alex Roberts

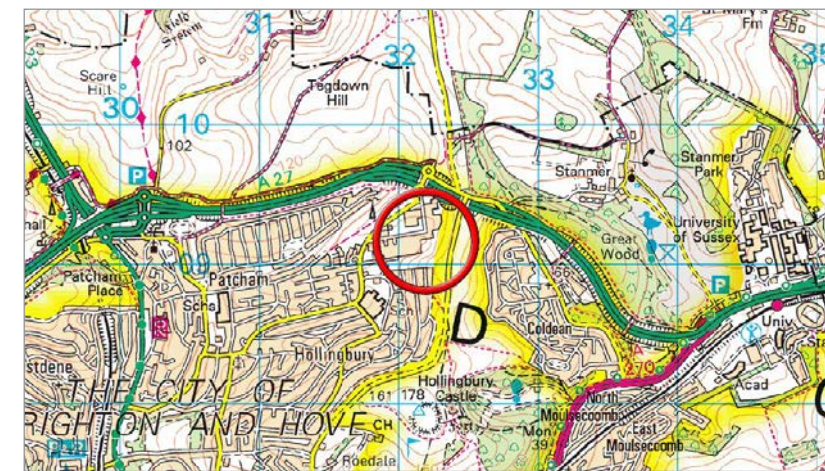
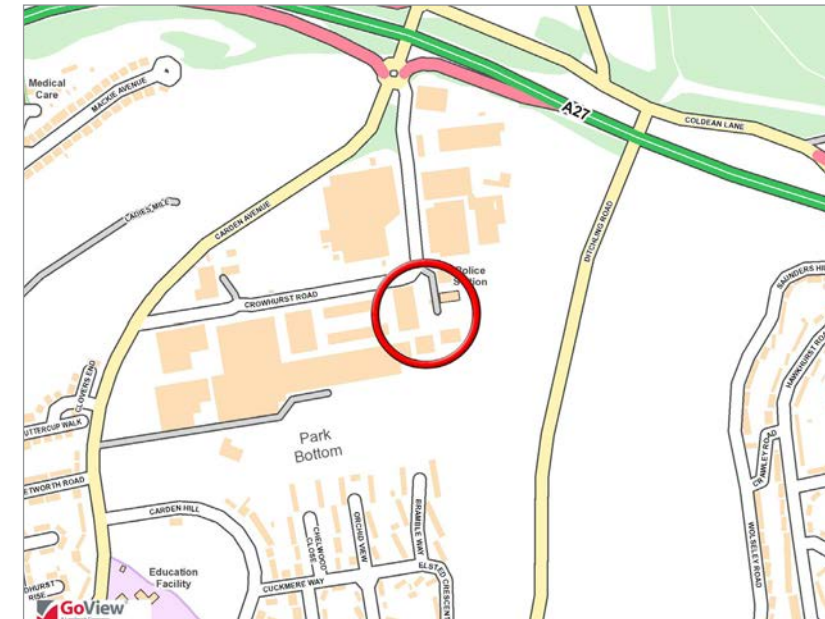
Email: a.roberts@flude.com

Telephone: **01273 727070**



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.

Location Maps



Boundaries shown are for identification purposes only