



**TO LET**

Unit B7 Enterprise Trading Estate  
Crowhurst Road, Brighton, East Sussex, BN1 8AF



## Key Features

- Situated on an established industrial estate
- Excellent location near A27 Brighton bypass
- Good parking provision
- Roller shutter door approx. 3.9m high x 3.5m wide
- Arranged over ground and first floor
- New (effectively) FRI lease available
- Rent - £20,000 per annum exclusive

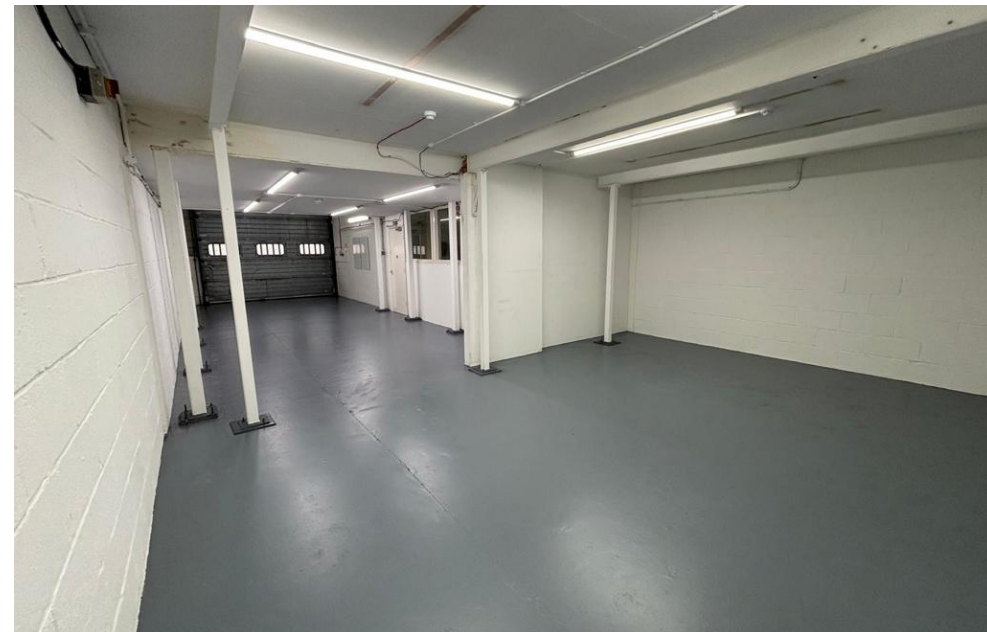
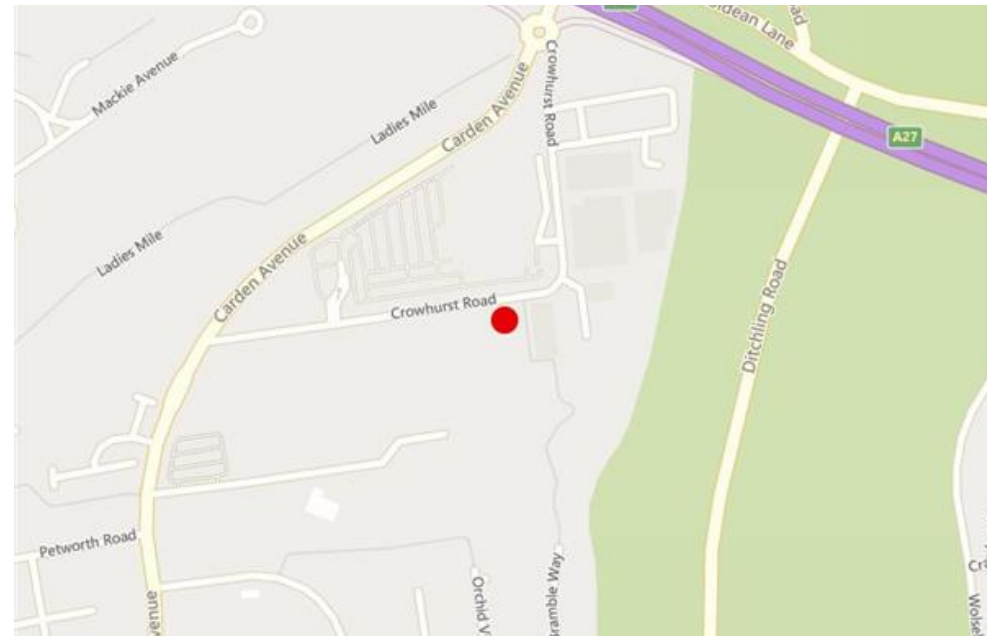




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## Location & Situation

The property is situated on an established industrial estate to the north of Brighton city centre, just off the A27 Brighton bypass. 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.





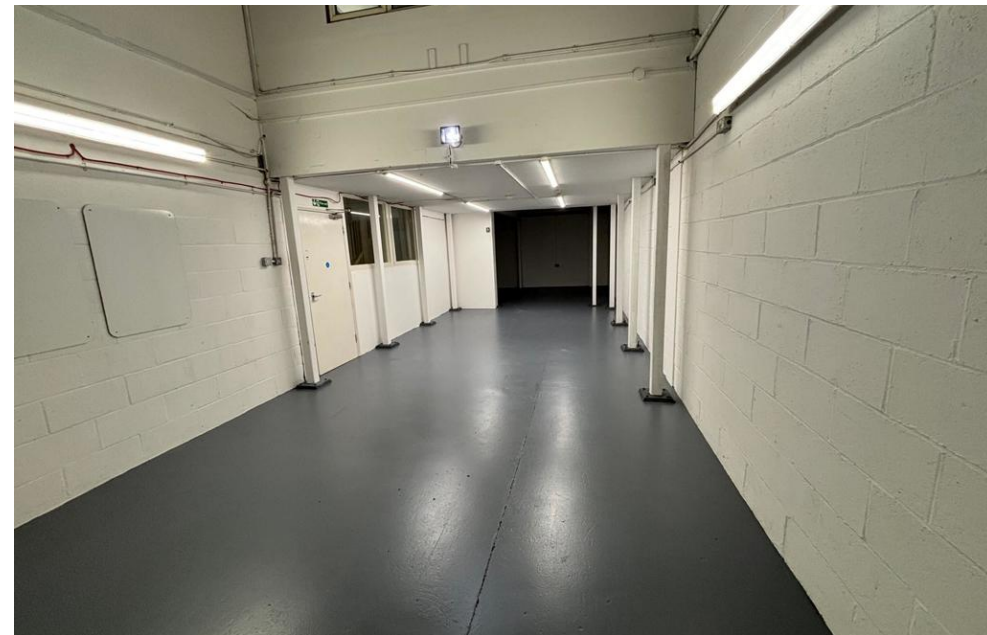
## Description & Accommodation

The subject property comprises a mid-terraced, purpose-built two storey industrial / warehouse unit of reinforced concrete framed construction with profiled metal cladding and a double skin roof.

The unit provides ground floor open plan light industrial / showroom accommodation with office space at first floor level. There is kitchen and WC facilities on the ground floor, with a yard to the front with designated parking on the estate.

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

Area	Sq Ft	Sq M
Ground (warehouse)	1,018	94.57
First (offices)	741	68.84
Total	1,759	163.41





## Rateable Value

Rateable Value (2026): £21,500

Occupiers will pay approximately 43% of this per annum.

## EPC

We understand the property has an EPC rating of E (expiry date - 13/10/2030).

## Planning

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





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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 £20,000 per annum exclusive.

## 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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18 June 2026

