

**PHASE 1 ALL UNDER OFFER**  
**PHASE 2 UNDER CONSTRUCTION**

**PHOTO SHOWING PHASE 1**

**PHASE 2 READY**

**1ST QUARTER 2019**



**TO LET**

**INDUSTRIAL AND WAREHOUSE – 16,038 - 60,539 SQ FT (1,489.93 - 5,624.07 SQ M)**

**Phase 2, Eastside Business Park, Beach Road, Newhaven, East Sussex, BN9 0BX**

**SHW**

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**

## Rent | Indicative rents available on application

### LOCATION

Newhaven is a coastal port for both commercial and tourist travel. The town has a British Rail station linking to Brighton and the mainline railway network beyond. The A27 is approximately six miles to the north. The site is located at the southern end of Beach Road with nearby occupiers include Main Systems, Brightwell Dispensers and Elite Foods.

### ACCOMMODATION (GIA)

	SQ FT	SQ M
Phase 2 (Block C)	23,875	2,218
Phase 2 (Block D)	20,626	1,916
Phase 2 (Block E)	16,038	1,490
<b>TOTAL</b>	<b>60,539</b>	<b>5,624</b>

### RATES

Rateable Values to be confirmed.

### RENT

Indicative rents on application.

### NEWHAVEN ENTERPRISE ZONE

The site is located in the newly created Newhaven enterprise Zone. Benefits will include a business rates discount over a 5 year period and superfast broad band. For further details contact: Peter Sharp, Newhaven Enterprise Zone Programme Manager on 01273 484044 or [peter.sharp@lewes.gov.uk](mailto:peter.sharp@lewes.gov.uk)

### EPC

EPC's are being prepared once units have been constructed.

### DESCRIPTION

Phase 2 will consist of three blocks of 23,875 sq ft, 20,624 sq ft and 16,038 sq ft totalling 60,539 sq ft, which are capable of subdivision. The units in Phase 2 are due to be ready for occupation in December 2018..

### PROPOSED SPECIFICATION

- 3 Phase electricity
- 5.6m Eaves height
- Portal frame and profiled cladding
- Disabled WC
- Units available separately or as multiple units combined

### TENURE

A new full repairing and insuring lease is available to terms to be agreed.

### VAT

VAT chargeable on the quoting terms

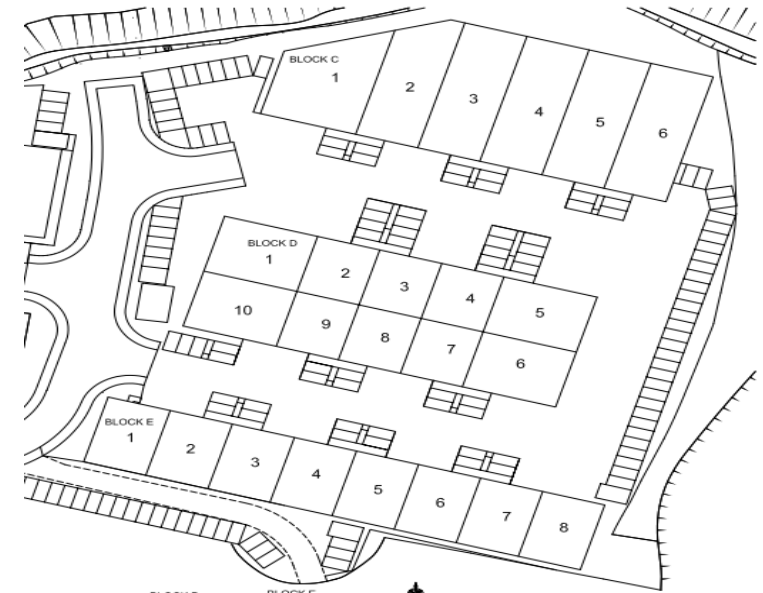
### LEGAL COSTS

Each party to be responsible for their own legal fees.

### TIMING

Anticipated start date on March 2018 with units ready for occupation 1<sup>ST</sup> Quarter 2019..

## PHASE 2



## PHASE 1 INTERNAL PHOTOGRAPH



### VIEWINGS – 01273 876200

David Martin t: 01273 876212 | e: [dmartin@shw.co.uk](mailto:dmartin@shw.co.uk)  
James Bryant t: 01273 876252 | e: [jbryant@shw.co.uk](mailto:jbryant@shw.co.uk)



### SOCIAL

Follow us on twitter @SHWProperty

**MAKING  
PROPERTY  
WORK**

**SHW.CO.UK**