



Unit B6, Enterprise Trading Estate, Crowhurst Road, Brighton, BN1 8AF

Industrial / Warehouse with First Floor Offices / Showroom

Total size 168.55 sq m (1,814 sq ft) Mezzanine floor can be removed (686 sq ft) TO LET





Key Features

- Industrial / warehouse unit with office showroom space
- Situated on an established industrial estate
- Within 350m of the A27 Brighton by-pass
- To Let on a new lease
- Rent £18,000 per annum



Location

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

Accommodation

The property comprises a mid terraced purpose built two storey industrial / warehouse building made of reinforced concrete framed construction with profiled metal cladding and a double skin roof. The unit provides ground floor industrial / warehouse accommodation with showroom / office space at mezzanine level and a forecourt / loading area.

We have measured the existing accommodation to have the following approximate gross internal floor areas:

Floor Area	Sq m	Sq ft
Ground floor warehouse / production	94.61	1,018
First floor offices (original)	10.23	110
First floor mezzanine extension	63.72	686
Total - original space ground floor + original first floor offices)	104.84	1,128
Total - including mezzanine extension	168.56	1,814





■ 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 £18,000 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.leasingbusinesspremises.co.uk.

■ Planning

We understand that the premises benefit from the equivalent of B1 and 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

■ Business Rates

Rateable value (2017 list):	TBC
UBR for year ending 31.03.19:	49.3p in the £
Rates payable 2018/2019:	TBC

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 may be subject to VAT.

■ EPC

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■ Legal Fees

Each party to bear their own legal costs incurred.

■ Viewings and Further Information

Please contact the sole agents Flude Commercial:

Please contact:

Alex Roberts

Email: a.roberts@flude.com

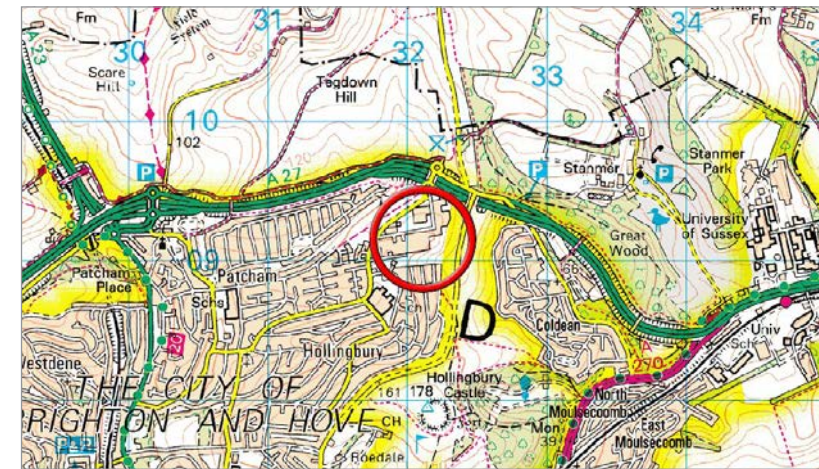
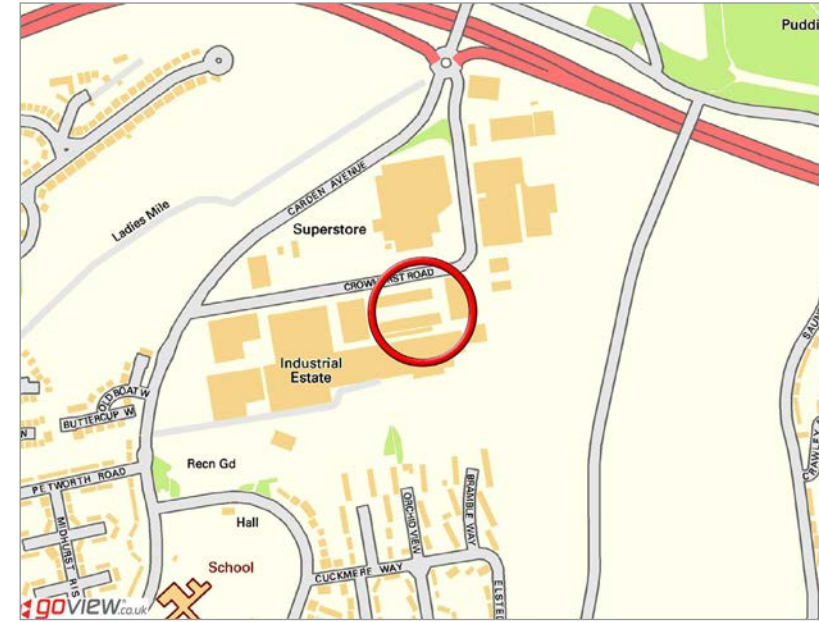
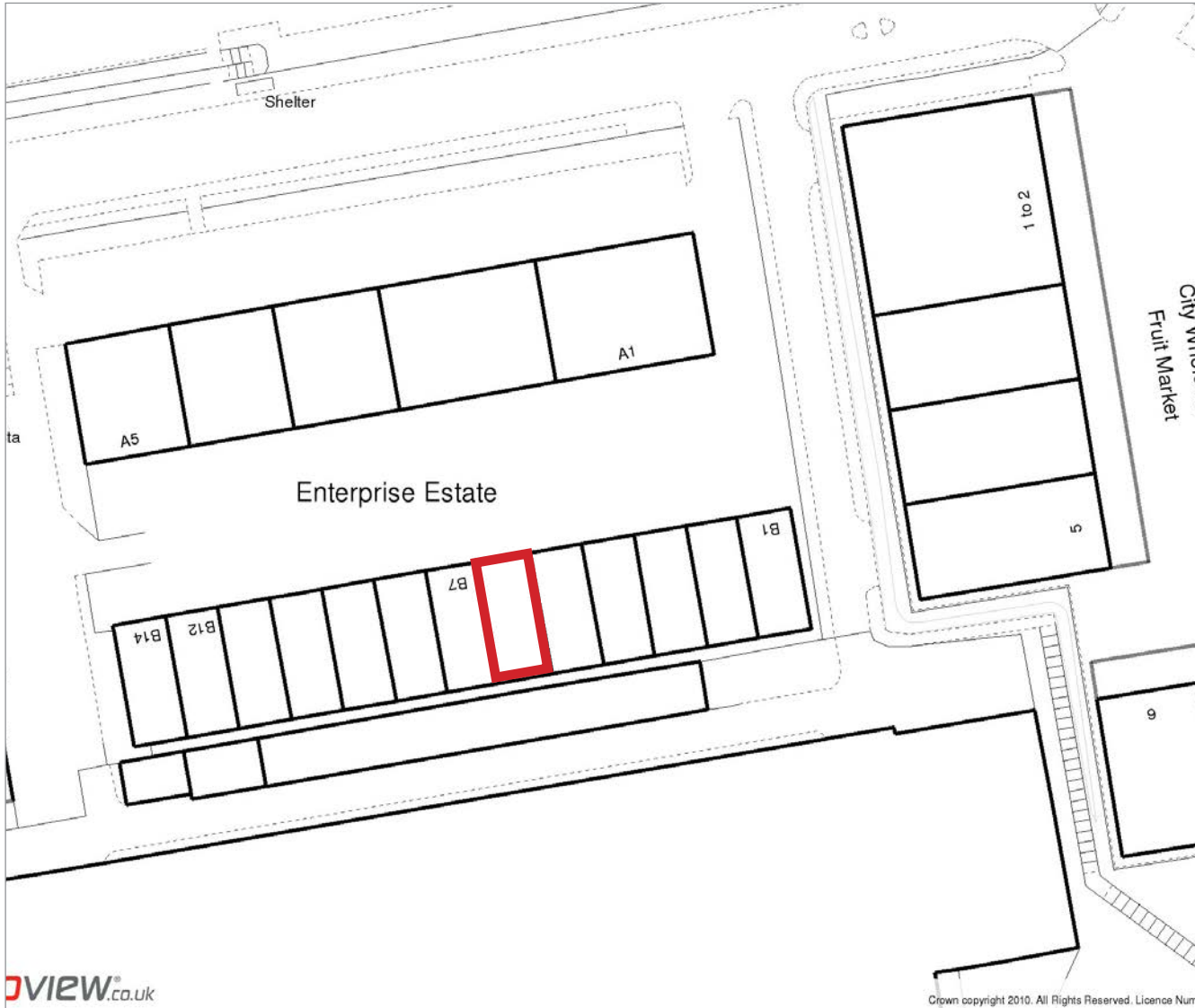
Direct Dial: **01273 727070**



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Location Maps



Boundaries shown are for identification purposes only