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**Commercial & Residential Estate Agents, Surveyors, Valuers & Property Managers**

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# BRIGHTON CITY CENTRE MODERN LIGHT INDUSTRIAL UNIT TO BE REFURBISHED

## 960 ft<sup>2</sup> / 89 m<sup>2</sup> + parking • TO LET



**UNIT 3  
29-42 WINDSOR STREET  
BRIGHTON BN1 1RJ**

Situated just off North Street in Brighton city centre, close to various amenities, shopping thoroughfares and bus routes. Brighton mainline railway station is conveniently accessible. See location plan attached.

The premises comprise a modern high bay unit that may suit a variety of light industrial or warehouse uses (subject to any necessary consents). Features include a 3 phase electricity supply and an internal height of 14'6 / 4.4m at the front of the unit, increasing to 19' / 5.7m at the rear. The refurbishment will include new overlay roof and loading door. The accommodation is arranged as follows:

<b>ground floor:</b>	production / warehouse area, WC	in all	<u>960 ft<sup>2</sup> / 89 m<sup>2</sup></u>
<b>mezzanine:</b>	installed by previous occupier		
<b>exterior:</b>	forecourt providing 3 car parking spaces or loading area		

Rateable Value: £7,700

measurements are approximate and gross internal  
amenities and services not tested

The premises are **TO LET** for a term to be agreed at a commencing rental of **£16,000 per annum**, exclusive, subject to rent reviews at appropriate intervals.

Viewing by appointment with **SOLE LETTING AGENT, GRAVES SON & PILCHER LLP**



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

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# Energy Performance Certificate

Non-Domestic Building



Unit 3  
29-42 Windsor Street  
BRIGHTON  
BN1 1RJ

Certificate Reference Number:  
0990-0836-7479-8209-0096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 112

This is how energy efficient the building is.

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 87  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 65.46

## Benchmarks

Buildings similar to this one could have ratings as follows:

38

If newly built

111

If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.