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

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## MODERN LIGHT INDUSTRIAL UNIT

**1,253 ft<sup>2</sup> / 116 m<sup>2</sup> • TO LET**



### **UNIT 6, MILL ROAD INDUSTRIAL ESTATE, SOUTHWICK, WEST SUSSEX, BN41 1PD**

Forming part of an established industrial estate on the west side of the Brighton / Hove conurbation, just off the A259 Coast Road. The A270 Old Shoreham Road and A27 are conveniently accessible. Nearby occupiers include Johnson Apparelmaster, KEW Electrical, R&D Goatley, Greg Stone Flooring and Storage Mart. See attached location plan.

The premises comprise a modern single storey light industrial unit which may suit a variety of light industrial / warehouse uses (subject to any necessary consents). Features include a 3 phase electricity supply and maximum internal height of 12' / 3.65m at the front of the unit, increasing to 17' / 5.18m at the rear. The accommodation is arranged as follows:

<b>ground floor</b>	open plan production area, including WC	in all <u>1,253 ft<sup>2</sup> / 116 m<sup>2</sup></u>
<b>exterior</b>	car parking and use of loading area	

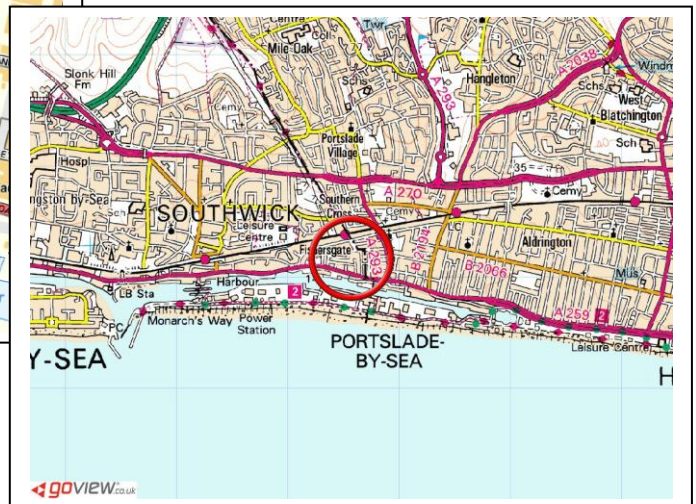
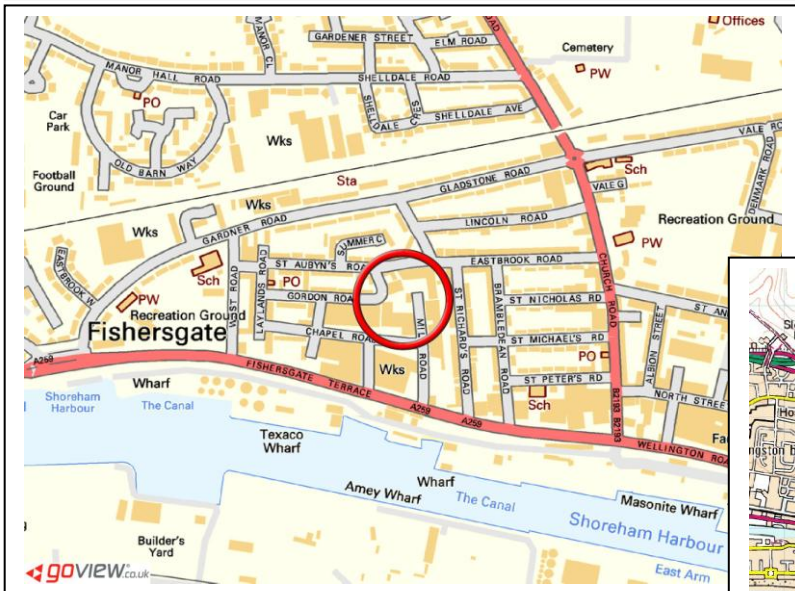
measurements are approximate and gross internal

amenities and services not tested

Rateable Value: £7,900

The premises are **TO LET** for a term to be agreed at a commencing rental of **£15,000 per annum** exclusive, subject to rent reviews at appropriate intervals.

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



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 6  
Mill Road  
Portslade  
BRIGHTON  
BN41 1PD

Certificate Reference Number:  
0050-0436-5149-9792-1002

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

122

This is how energy efficient the building is.

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 116  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 130.24

## Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

85 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.