

SUBSTANTIAL INDUSTRIAL / OFFICE BUILDING

18,129 ft² / 1,684 m² + CAR PARK

TO LET



GRANGE PRESS BUILDING

3 BUTTS ROAD, SOUTHWICK, BN42 4EJ



**GRAVES
SON &
PILCHER**

01273 321 123

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Location

Situated on the west side of the Brighton / Hove conurbation, just off the A259 Coast Road. The premises are within walking distance of Southwick railway station and town centre. The 700 Coastliner bus service operates along the coast road with a weekday daytime frequency of every ten minutes to Brighton / Hove, Shoreham and Worthing. The Grange Industrial Estate is nearby, along with Shoreham Port, Lady Bee Marina and the newly developed Lady Bee Enterprise Centre (providing 18,000 ft² of new contemporary business space).

Description

The premises comprise a three-storey building, with attached ground floor extension, and car park with loading access. Originally constructed for Grange Press, the premises have been in use as a print factory with offices for many years, and may now suit a variety of other uses (subject to any necessary consents).

ground floor	8,009 ft ² / 744 m ²
first floor	5,072 ft ² / 471 m ²
second floor	5,048 ft ² / 469 m ²
total floor area	18,129 ft² / 1,684 m²

Terms: The premises are TO LET for a term to be agreed at a commencing rental of £100,000 per annum, exclusive, subject to rent reviews at appropriate intervals.

Rateable Value: £47,250

EPC:  This is how energy efficient the building is.

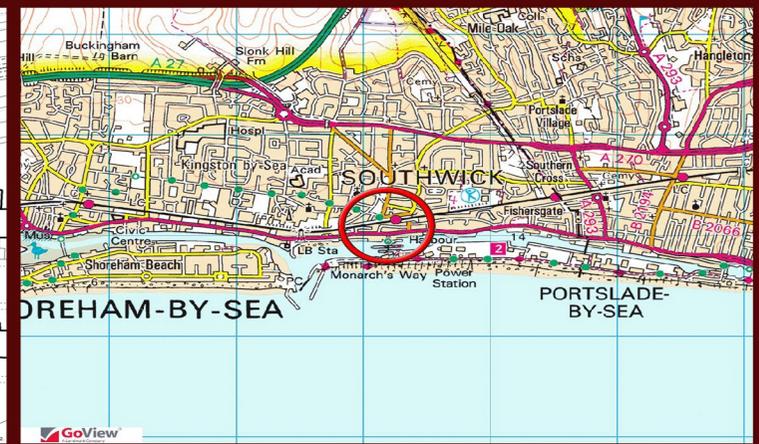
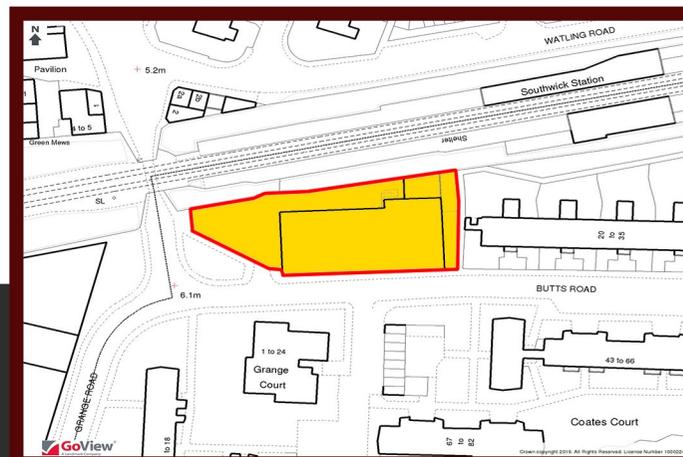
amenities and services not tested
measurements are approximate and gross internal

Viewing by arrangement with sole letting agent
GRAVES SON & PILCHER



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