

# PRIME TRADE COUNTER WAREHOUSE

2,542 ft<sup>2</sup> / 236 m<sup>2</sup>

# TO LET



## UNIT 1B NEWTOWN ROAD TRADE PARK

NEWTOWN ROAD, HOVE BN3 7BA

**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

The Newtown Road Trade Park is well placed to serve the wider Brighton and Hove conurbation, and is situated opposite the Goldstone Retail Park, just off the A270 Old Shoreham Road, and within walking distance of Hove Railway Station. Unit 1B adjoins City Electrical Factors, and nearby occupiers include HSL, Speedy Hire, Rexel, Wolseley, Car Parts & Accessories, TLC Electrical, Oak Furnitureland, Jewson, Furniture Village, Lidl, Pets at Home, DFS, Sofology, TK Maxx and Kitchen Store. There are several major redevelopment schemes in the immediate vicinity, and Hove town centre is nearby.

## Description

The property comprises a mid terrace high bay warehouse unit which is suitable for trade counter, warehouse or other uses (subject to any necessary consents). Features include an eaves height of 19'6 / 5.9 m, warehouse lighting, glazed showroom entrance (with internal electric shutter), sectional loading door, 3 phase electricity supply, and estate totem signage.

<b>Ground Floor</b>	High bay warehouse, front area to suit trade counter / showroom, WC	2,542 ft <sup>2</sup>	236 m <sup>2</sup>
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## Terms

The property is **TO LET** on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£45,000 per annum** exclusive, subject to rent reviews at appropriate intervals. The rental will be exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

**Rateable Value** £21,250

**EPC Rating** applied for

Viewing by strict appointment with sole letting agent **Graves Son & Pilcher LLP**



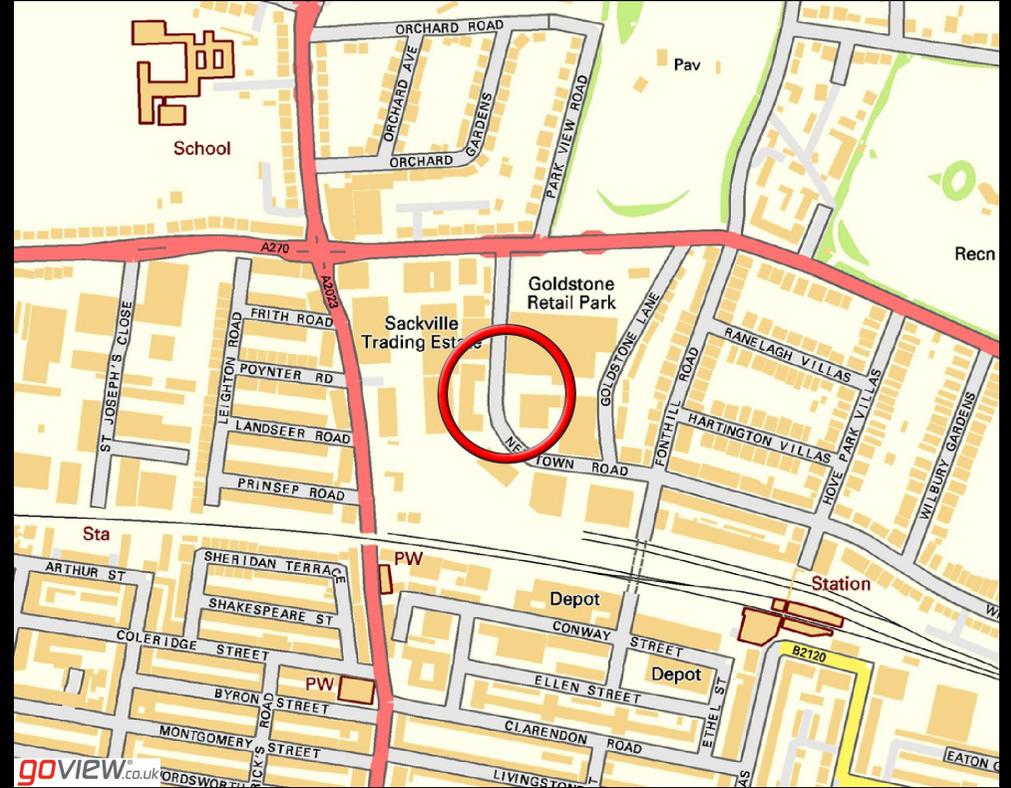
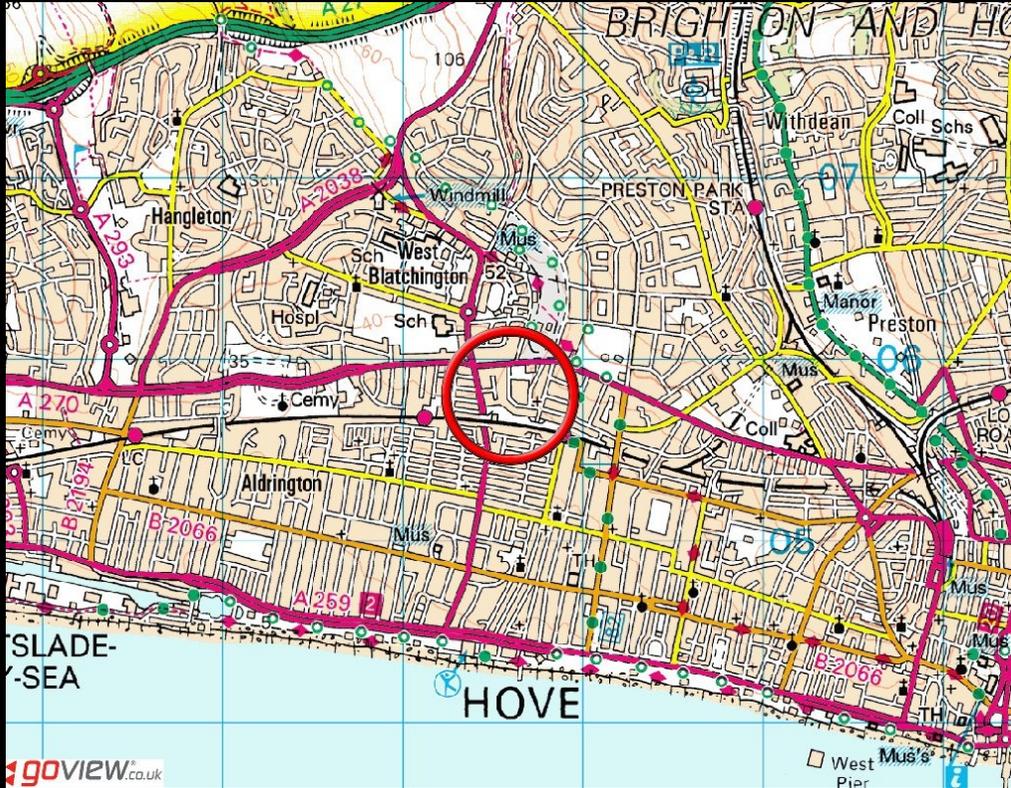
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amenities and services not tested  
measurements are approximate and gross internal



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