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

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MODERN LIGHT INDUSTRIAL UNIT

1,410 ft² / 131 m² + mezzanine 530 ft² / 49 m² • TO LET



UNIT 8, 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 a 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:

ground floor	production / warehouse area, WC	in all	1,410 ft² / 131 m²
mezzanine	(installed by previous occupier)	in all	530 ft² / 49 m²
TOTAL FLOOR AREA			1,940 ft² / 180 m²
exterior	two car spaces plus use of loading area		

measurements are approximate and gross internal

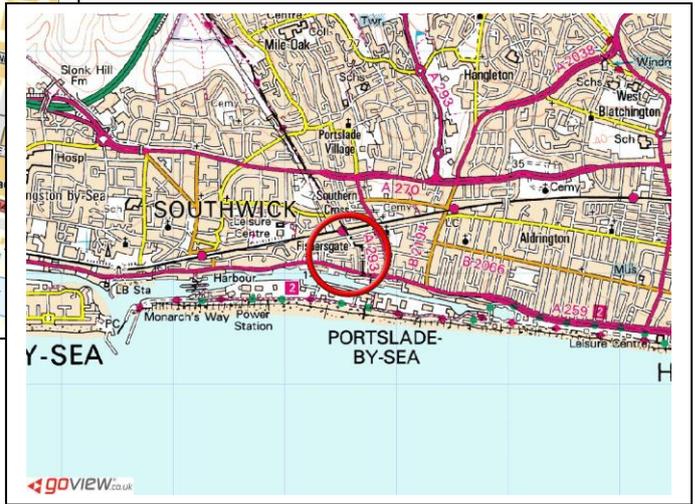
amenities and services not tested

Rateable Value: £9,400

EPC applied for

The premises are **TO LET** from 24 June 2018 at a commencing rental of **£16,500 per annum**, exclusive, subject to rent reviews at appropriate intervals.

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



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