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

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# PROMINENT FACTORY / WAREHOUSE

## 3,815 ft<sup>2</sup> / 354 m<sup>2</sup> · TO LET



### UNIT 2, GRANGE INDUSTRIAL ESTATE, ALBION STREET (A259), SOUTHWICK, BN42 4EN

Prominently situated fronting the main A259 Coast Road at Southwick, on the west side of the Brighton/Hove conurbation. Southwick town centre, railway station, the A270 Old Shoreham Road and A27 are conveniently accessible. A number of trade counter operators are located on this well established estate. See location plan.

The premises comprise a modern building which is suitable for industrial or warehouse uses. Features include an eaves height of **20'** / 6m and a forecourt providing parking and loading facilities. The landlord installed a new overlaid roof and new translucent roof lights in November 2012. The accommodation is arranged as follows:

<b>ground floor</b>	main high bay area, office male and female WCs	in all	<b>3,360 ft<sup>2</sup> / 312 m<sup>2</sup></b>
<b>first floor</b>	open plan area and separate office	in all	<b>455 ft<sup>2</sup> / 42 m<sup>2</sup></b>
	<b>TOTAL FLOOR AREA</b>		<b>3,815 ft<sup>2</sup> / 354 m<sup>2</sup></b>
<b>exterior</b>	forecourt providing parking and loading facilities		

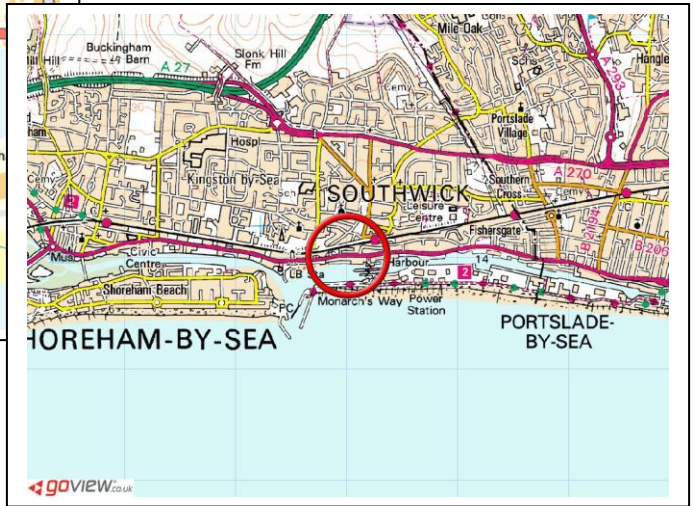
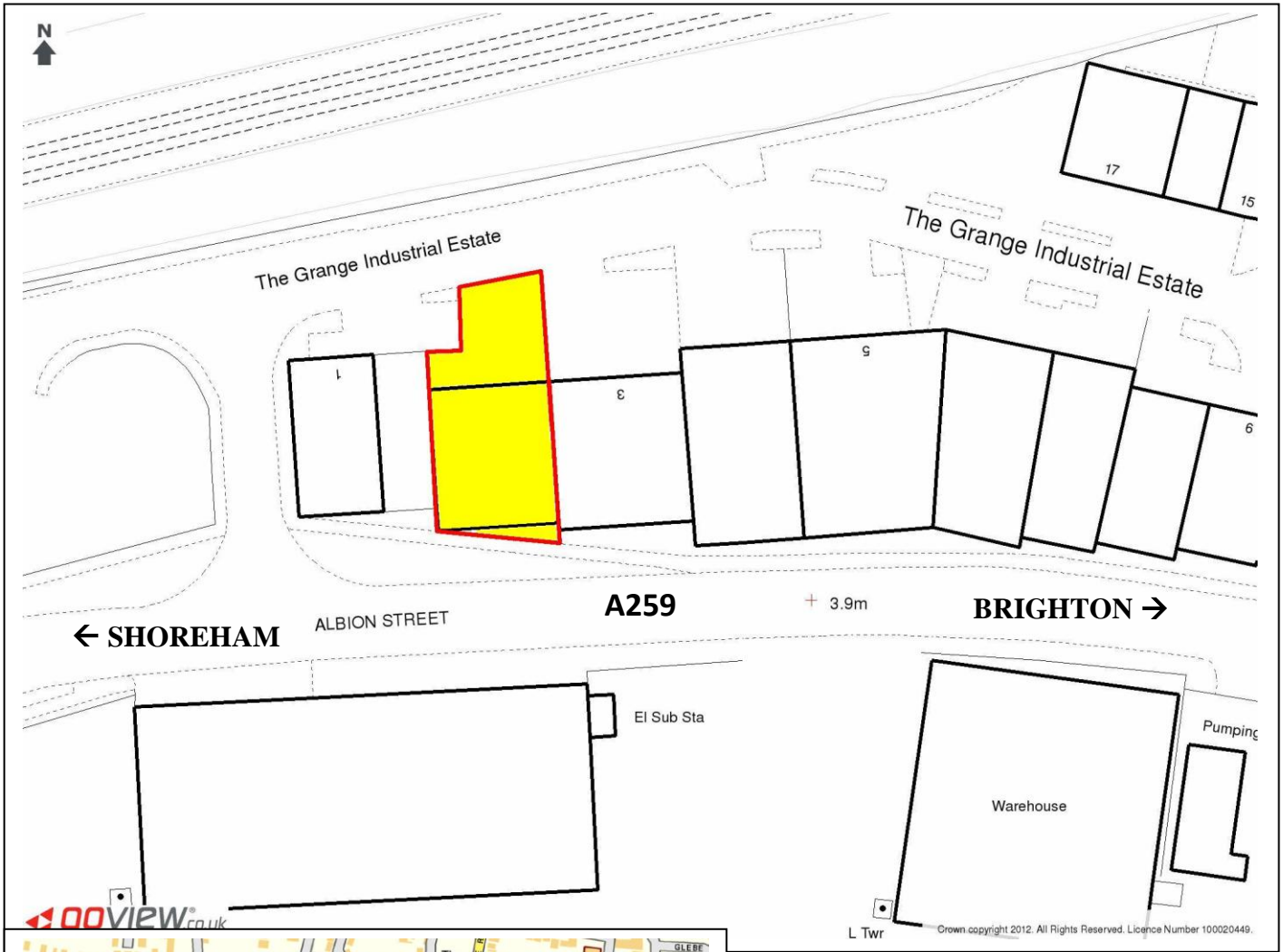
Rateable Value: £24,500

measurements are approximate and gross internal

amenities and services not tested

The premises are TO LET for a term to be agreed from 4 December 2017 at a commencing rental of £30,000 per annum, exclusive, subject to rent reviews at appropriate intervals.

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



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# Energy Performance Certificate

Non-Domestic Building



Unit 2  
Grange Road Industrial Estate  
Southwick  
BRIGHTON  
BN42 4EN

Certificate Reference Number:  
0260-6960-0362-3260-4080

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



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

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

◀ 100

This is how energy efficient the building is.

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	361
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	60.44

## Benchmarks

Buildings similar to this one could have rating as follows:

**27** If newly built

**72** 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.