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

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\* **BRIGHTON** \*

# PRIME TRADE COUNTER UNITS

1,275 – 5,152 ft<sup>2</sup> / 117 - 477 m<sup>2</sup>

ESTATE OCCUPIERS ALREADY INCLUDE:



## UNIT 4 FRESHFIELD BUSINESS PARK, STEVENSON ROAD, BRIGHTON, BN2 0DF

The Freshfield Business Park is a Hargreaves development ([www.hargreaves.co.uk](http://www.hargreaves.co.uk)), located on the east side of the city centre, close to Brighton College, the American Express European HQ (new 200,000ft<sup>2</sup> Operation Centre) and the Royal Sussex County Hospital (£480M redevelopment pending). There is convenient access to the A259 Coast Road and A23 London Road.

Unit 4 is situated in a prime corner position at the entrance to the development. There is a showroom frontage with customer parking, together with a delivery/loading area at the rear. The unit can be subdivided as follows:

UNIT 4A	1,384 ft <sup>2</sup> / 128.6 m <sup>2</sup>	TO LET
UNIT 4B	1,275 ft <sup>2</sup> / 117.0 m <sup>2</sup>	TO LET
UNIT 4C	2,493 ft <sup>2</sup> / 231.6 m <sup>2</sup>	TO LET
<b>Total Floor Area</b>	<b>5,152 ft<sup>2</sup> / 477 m<sup>2</sup></b>	

measurements are approximate and gross internal

amenities & services not tested

The units are **TO LET** on new full repairing and insuring leases from 24 June 2016 for a term of 10 / 15 years at a rental to be agreed - enquiries invited.

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



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