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

Graves Son & Pilcher for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (11) no person in the employment of Graves Son & Pilcher has any authority to make or give any representation or warranty whatever in relation to this property.

MODERN INDUSTRIAL / WAREHOUSE UNIT

1,175 ft² / 109 m² • TO LET



UNIT 18 GRANGE INDUSTRIAL ESTATE, ALBION STREET (A259), SOUTHWICK, BN42 4EN

Situated on a well-known industrial/trade counter estate that fronts 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. See attached location plan.

The premises comprise a modern single storey building which is suitable for industrial or warehouse uses. Features include an eaves height of approx. 13' / 3.9m. The accommodation is arranged as follows:

ground floor industrial / warehouse area, WC in all 1,175 ft² / 109 m²

exterior exclusive use of 3 car parking spaces, along with use of loading area and communal car parking.

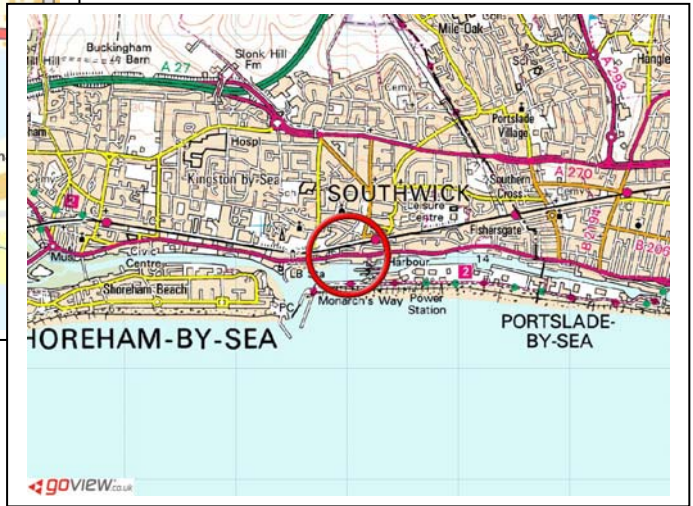
measurements are approximate and gross internal

amenities and services not tested

Rateable Value: £8,800

The premises are **TO LET** for a term to be agreed at a rental of **£15,000 per annum**, exclusive, subject to rent reviews at appropriate intervals.

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



This plan is published for the convenience of identification only and although believed to be correct its accuracy is not guaranteed and it does not form part of any contract.

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Energy Performance Certificate

Non-Domestic Building



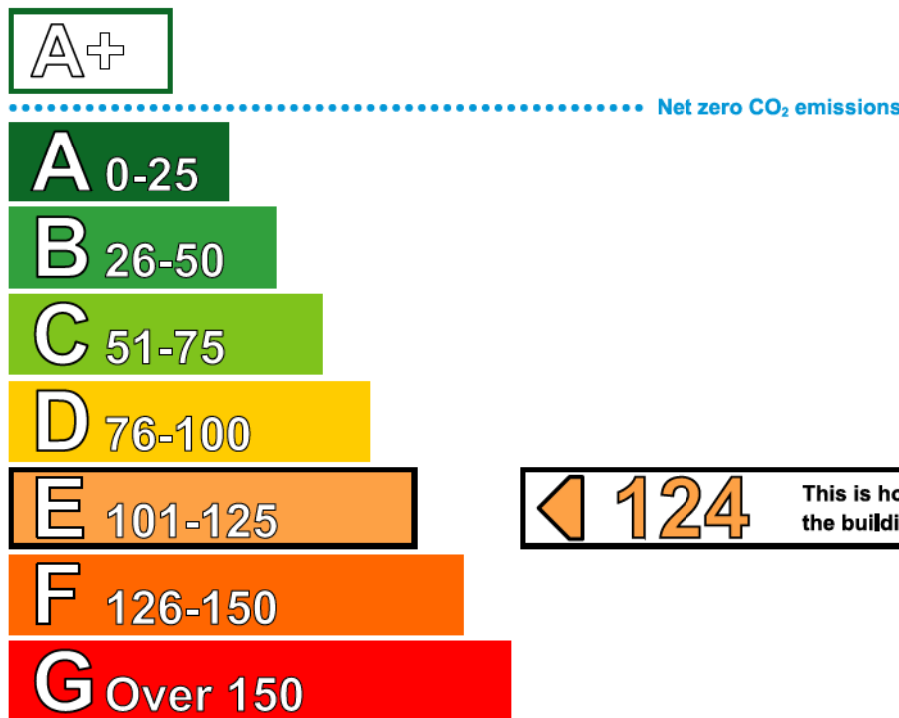
Unit 18
Grange Road Industrial Estate
Southwick
BRIGHTON
BN42 4EN

Certificate Reference Number:
0070-6913-0363-4260-3074

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



◀ 124 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	107
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	132.02
Primary energy use (kWh/m ² per year):	772.67

Benchmarks

Buildings similar to this one could have ratings as follows:

