

FRESHFIELD – BRIGHTON INDUSTRIAL UNIT / TRADE COUNTER

1,856 sq ft / 172 sq m

TO LET



UNIT 3D FRESHFIELD BUSINESS PARK

STEVENSON ROAD, KEMP TOWN, BRIGHTON, BN2 0DF



Location

The Freshfield Business Park is located on the east side of the city centre, just off Eastern Road, close to Brighton College and the Royal Sussex County Hospital. The A259 Coast Road and A23 are conveniently accessible.

Description

The premises comprise a single storey end terrace unit which is suitable for TRADE COUNTER, WAREHOUSE or LIGHT INDUSTRIAL uses (subject to any necessary consents). Features include forecourt parking, a 3 phase electricity supply and internal height increasing from 7'8 / 2.33 m to 17'4 / 5.28 m.

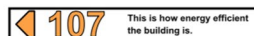
Accommodation

ground floor	open plan warehouse / production area, with partitioned trade counter / reception / office
exterior	forecourt providing parking / loading facilities

in all **1,856 ft² / 172 m²**

Rateable Value: £21,000

EPC Rating: **E** 101-125



measurements are approximate and gross internal
amenities and services not tested

Terms

The premises are **TO LET** on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£24,000 pa ex**, subject to rent reviews at five yearly intervals. The rental will be exclusive of VAT, business rates, estates service charge, building insurance premium and any other outgoings.

Viewing: by strict appointment with letting agent, GRAVES SON & PILCHER LLP



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