

FRESHFIELD - BRIGHTON PRIME TRADE COUNTER UNIT

2,121 sq ft / 197 sq m

TO LET



UNIT 3A4 FRESHFIELD BUSINESS PARK

STEVENSON ROAD, KEMP TOWN, BRIGHTON, BN2 0DF



GRAVES SON & PILCHER L.P.

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. There are numerous trade counter occupiers situated at Freshfield Business Park, including Screwfix, Tool Station, Brewers, Jewsons, Plumbase, CEF, City Plumbing, Johnstone's, Benchmark, WF and Eurocell.

Description

The premises comprise a mid terrace high bay unit which is suitable for trade counter, warehouse or industrial use (subject to any necessary consents). Features include forecourt parking and a 3 phase electricity supply.

Accommodation

ground floor

open plan high bay area
(to take tenant fit out)

in all **2,121 ft² / 197 m²**

exterior

forecourt providing parking and loading facilities

Rateable Value: to be reassessed

measurements are approximate and gross internal

EPC Rating: C - 70

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 **£42,500 pa ex**, subject to rent reviews at five yearly intervals. The rental will be exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings.

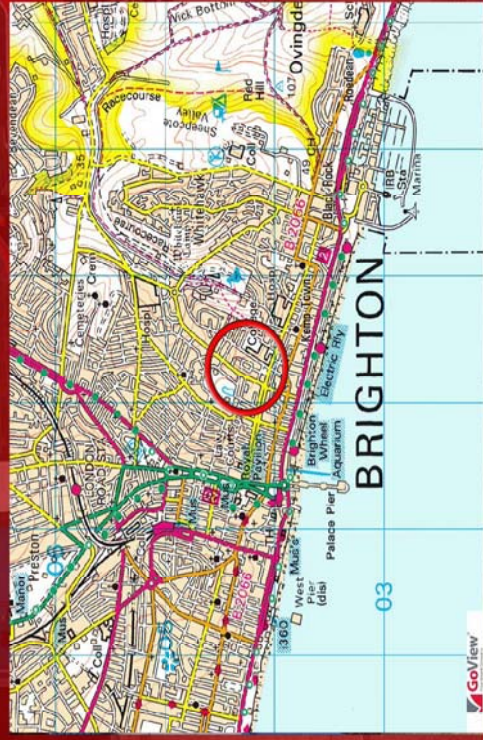
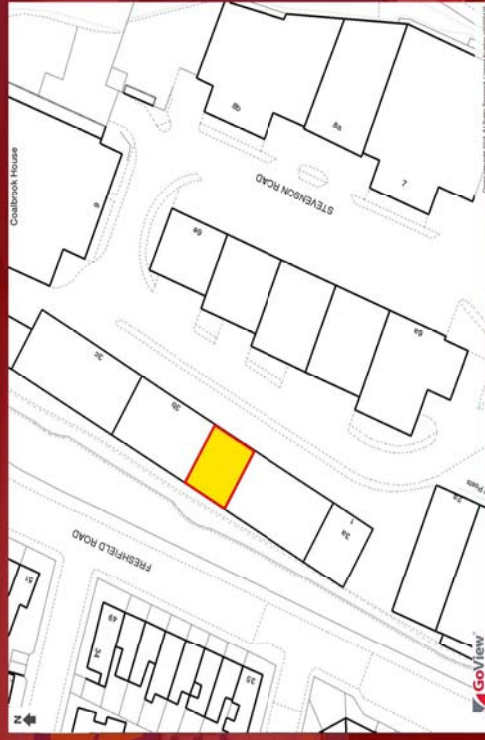
Viewing: by strict appointment with sole letting agent, **GRAVES SON & PILCHER LLP**



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