



**For Sale
Freehold Industrial / Class E Unit**

Network House
Quarry Road, Newhaven, BN9 9DB

**Class E Retail / Leisure, Industrial
/ Warehouse**

FOR SALE

4,168 sq ft
(387.22 sq m)

- Detached freehold industrial building
- Prominent position on established industrial estate
- Two loading areas and on-site forecourt parking
- Vacant possession
- Potential for redevelopment (subject to planning)

Network House, Quarry Road, Newhaven, BN9 9DB

Summary

Available Size	4,168 sq ft
Price	£350,000
Rateable Value	£27,132
VAT	Not applicable
EPC Rating	Upon enquiry

Description

The property comprises a detached two storey industrial building, previously used as a fish wholesaler, occupying a prominent roadside position on the estate with the benefit of two loading areas and forecourt parking. Internally, the ground floor provides industrial and storage accommodation, which has been fitted out with food grade refrigeration and freezer facilities, whilst the first floor comprises office accommodation together with WC and kitchen facilities.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Ground Floor	2,199	204.29
First Floor	1,969	182.93
Total	4,168	387.22

Location

Network House occupies a prominent position on Quarry Road Industrial Estate, Newhaven, an established commercial location on the south coast. The estate is home to a range of industrial and warehouse occupiers.

The property has convenient access to the A259 coastal road, which provides direct links to Brighton & Hove to the west and Eastbourne to the east, as well as connections to the wider regional and national motorway network via the A27. Newhaven town centre and Newhaven Port are both within close proximity.

Condition

The property is available with vacant possession.

There is evidence of water ingress at first floor level, likely due to failure of parts of the flat roof, and remedial works will be required.

Tenure

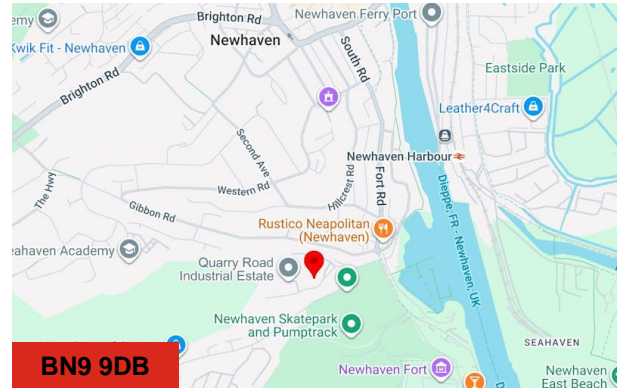
Freehold with vacant possession

Planning

Existing commercial use. Potential for future redevelopment (subject to planning), although likely more viable as part of a wider scheme.

EPC

Available upon request



Viewing & Further Information



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