

# INDUSTRIAL / WAREHOUSE UNIT

2,655 ft<sup>2</sup> / 246 m<sup>2</sup> - TO BE REFURBISHED

# TO LET



**UNIT 13, GRANGE INDUSTRIAL ESTATE**

**ALBION STREET, SOUTHWICK BN42 4EN**



01273 321 123

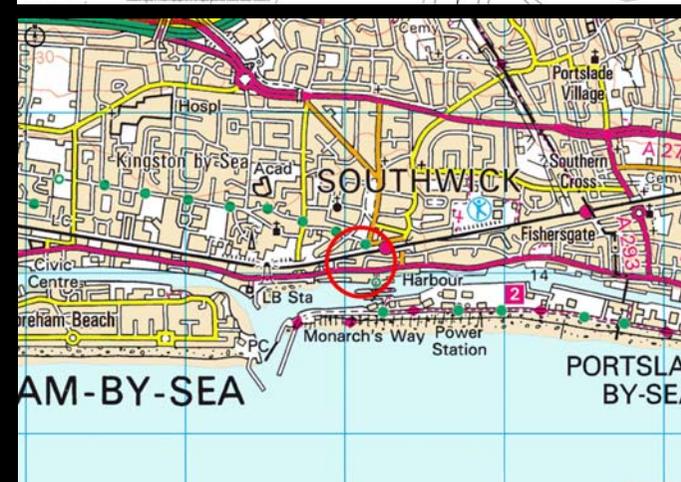
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## Location

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 and Hove conurbation. The premises are within walking distance of Southwick town centre, railway station and the 700 Coastliner bus service. The A270 and A27 are conveniently accessible. Other occupiers on the estate include Tool Station, Eyre & Elliston Electrical, The Tile Source, Coppard Plant Hire, Wemoto, Optimum Euronics and Southover Food Company.

## Description

The premises comprise a modern high bay unit which is suitable for a variety of industrial or warehouse uses, subject to any necessary consents. Features include an eaves height of 20' / 6m and forecourt parking and loading facilities. The unit will be refurbished internally and externally to an agreed specification. The anticipated handover is early 2020, and the works will include internal separation from adjoining units, along with removal of mezzanine floor.



<b>Ground Floor</b>	High bay area, loading bay, WCs	2,430 ft <sup>2</sup>	225 m <sup>2</sup>
<b>First Floor</b>	Open plan office area	225 ft <sup>2</sup>	21 m <sup>2</sup>
	<b>Total</b>	<b>2,655 ft<sup>2</sup></b>	<b>246 m<sup>2</sup></b>

## Terms

The premises are TO LET for a term to be agreed (from early 2020) at a commencing rental of **£28,500 per annum**, exclusive of business rates, estate service charge, building insurance premium, utility costs and any other outgoings. There will be rent reviews at appropriate intervals.

**Rateable Value** To be assessed

**EPC**   This is how energy efficient the building is.

amenities and services not tested  
measurements are approximate and gross internal

Viewing by appointment with sole letting agent **GRAVES SON & PILCHER**



01273  
321123

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