

INDUSTRIAL BUILDING with OFFICES

8,334 ft² / 774 m²

ALTERNATIVE COMMERCIAL USES MAY BE CONSIDERED

TO LET



UNIT 8A FRESHFIELD BUSINESS PARK

STEVENSON ROAD, BRIGHTON BN2 0DF



01273 321 123

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Location

The Freshfield Business Park is located on the east side of Brighton city centre, just off Eastern Road, and close to Brighton College, the Royal Sussex County Hospital, and the new large scale Edward Street Quarter mixed use development. The A259 Coast Road and A23 are conveniently accessible. There are numerous well known occupiers situated at Freshfield Business Park including Screwfix, Toolstation, Jewson, Brewers, Dulux, Plumbase, Benchmarkx, NHS, Storage Mart, and Gala Bingo.

Description

The premises comprises a mid terrace industrial building, with offices and forecourt parking. Whilst the building has been used for industrial purposes since originally constructed, there is the possibility that alternative commercial uses will be considered. At present, part of the building has a raised roof section which provides an internal height of approximately 37' / 11.2m. The internal configuration of the building can potentially be adapted to suit an occupier's requirements, subject to further discussion and agreement of terms. The accommodation is presently arranged as follows:

Ground Floor	Industrial area (incl. raised height section), WCs	5,553 ft ²	516 m ²
First Floor	WCs (former office area)	417 ft ²	38 m ²
Second Floor	Office accommodation	2,364 ft ²	220 m ²
	TOTAL FLOOR AREA	8,334 ft²	774 m²
Mezzanine Floor	Installed by former occupier	1,009 ft ²	93 m ²

Terms

The premises are **TO LET** from early 2021 on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£80,000 per annum**, exclusive, subject to rent reviews at appropriate intervals. The rental will be exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings.

Rateable Value £93,500

amenities and services not tested
measurements are approximate and gross internal

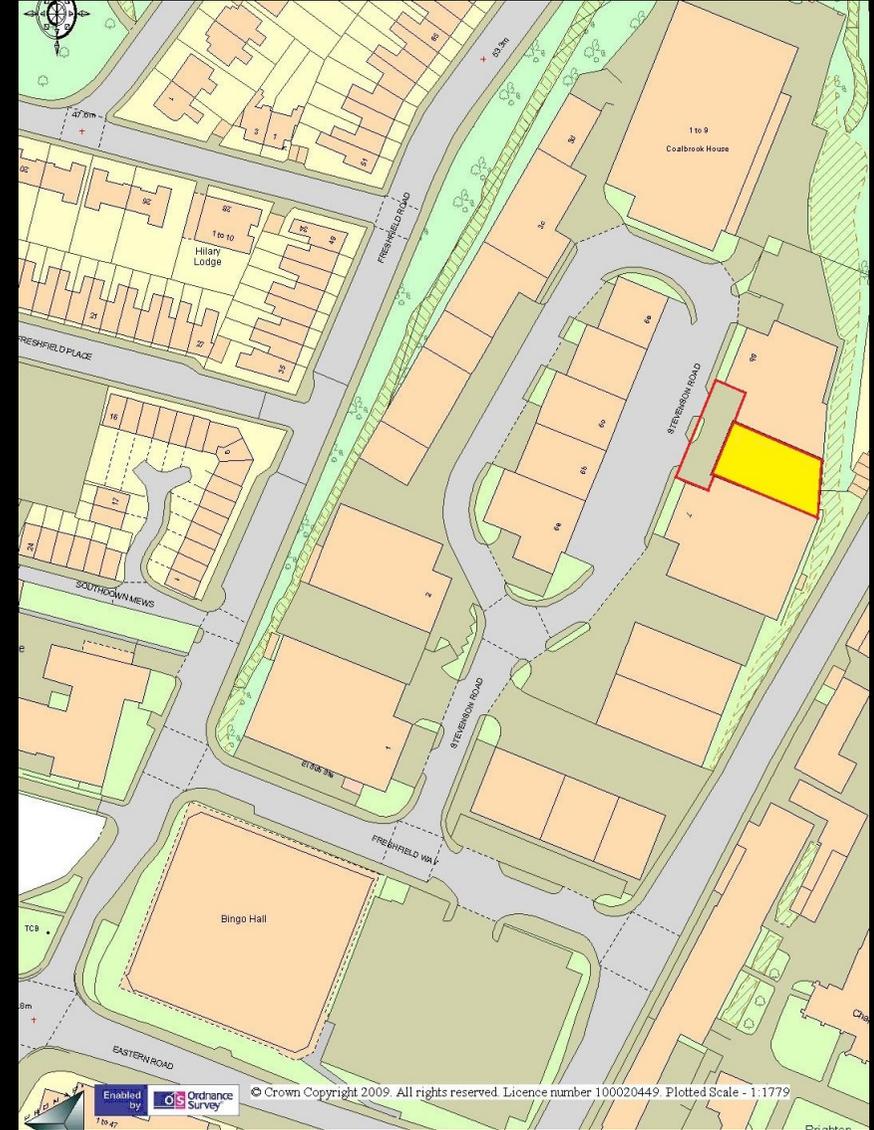
Viewing by strict appointment with sole letting agent **Graves Son & Pilcher LLP**



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