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Trafalgar House, Quarry Road, Newhaven, East Sussex, BN9  
9DD

TO LET: FLEXIBLE INDUSTRIAL/WAREHOUSE UNITS (878 SQ FT - 8,742 SQ FT)

# LOCATION



Newhaven, a port town, sits just off the main A259 south coast road, approximately six miles south of the primary A27 road. Lewes is six miles to the east, while Brighton lies ten miles to the west. Positioned adjacent to the Harbour Enterprise Estate, with easy access to Newhaven Marina. Newhaven Harbour railway station is within walking distance.

## Description

A range of warehouse units and offices, varying in size, are available with flexible leasing terms at this conveniently situated site in central Newhaven, in close proximity to the main A259 road.

## Key Features

- From 878 sq ft (81.6 m2) to 8,742 sq ft (812.2 m2) Available
- Electric Loading Doors
- Minimum Eaves Height of 6m
- Water Supply
- 3 Phase Power (In Parts)
- Quality Offices & Mezzanine
- Car Parking Spaces

## Accommodation

Self Contained Industrial/Warehouse and Offices.

Guide Commencing Rent - £7 per sq ft

## Property Details

Warehouse 1 - 3,862 sq ft (358.8 m2)

Warehouse 5a - 878 sq ft (81.6 m2)

Warehouse 5b - 878 sq ft (81.6 m2)

Warehouse 5c - 878 sq ft (81.6 m2)

Warehouse 5d - 878 sq ft (81.6 m2)

Warehouse 8a - 1,768 sq ft (164.3 m2)

Warehouse 11 & Storeroom - 2,632 sq ft (244.5 m2)

Warehouse 12 - 6,110 sq ft (567.6 m2)

Warehouse 12a - 979 sq ft (91 m2)

**Warehouse & Storage Accommodation - 18,863 sq ft (1,752.4 m2)**

12a Office & Mezzanine 1 - 981 sq ft (91.1 m2)

12 Office & Mezzanine 2 - 393 sq ft (36.51 m2)

x4 20ft Shipping Containers available at £150 pcm (£1,800 per annum) each for storage.

## Lease

A new lease for a term of no less than 6 months and 3 monthly notice by landlord or tenant thereafter.

## Rent Review

By way of negotiation.



## Repairing Liability

No repairing liability.

## Business Rates

Billing Authority: Lewis District Council

Description: Factory and premises

Rateable Value: £-

Rates Payable: £-

Valid from April 2019 (current)

Potential Benefit from Small Business Rates Relief.

## VAT

The property is not elected for VAT, therefore VAT is not chargeable on the terms quoted.

## Legal Fees

Each party to pay their own legal fees incurred.

## Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins (01273 701070).























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