



graves  
jenkins  
PROPERTY PEOPLE

[gravesjenkins.com](https://www.gravesjenkins.com)



Sinnis House, Ocean View Business Park, Gardner Road,  
Southwick, Brighton BN41 1PL

TO LET: GROUND FLOOR WORKSHOP / WAREHOUSE UNIT - 5,071 SQ FT - 17,578 SQ FT

# LOCATION



Southwick lies approximately 4 miles west of Brighton city centre. Ocean View Business Park is located on the northern side of Gardner Road within a 5 minute walk of Fishersgate station. The A259 South coast road is situated approximately 150 yards to the south, whilst the A270 Old Shoreham Road is easily accessible a short distance to the north from which access can be gained to the A27, the M23 and the national motorway network beyond.

## Description

Ground floor workshop / warehouse accommodation situated on the southern side of this two storey purpose built commercial building. The front unit has been recently refurbished and made open plan with a roller shutter at the front. The rear unit is open plan and has a further larger roller shutter leading to the northern yard. The eaves height throughout, to the underside of the first floor, is approximately 5.15m. There is a secure large yard space surrounding the building. There are communal WCs and if required, a kitchen can be erected within the space.

The front or rear unit can be leased independently or as a whole.

## Key Features

- Excellent secure yard
- Open plan workshop
- Various sizes available

## Accommodation

The gross internal floor areas are approximately:

Front – 5,071 sq ft (471.08 sq m)  
Rear – 12,507 sq ft (1,161.89 sq m)  
**Total – 17,578 sq ft (1,632.97 sq m)**

## Amenities

- 3 phase electricity
- Flexible terms available
- Good eaves height throughout

## Lease

Available on a new, effectively full repairing and insuring lease for 3/5 year term contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 (LTA 1954). More flexible lease arrangements also considered.

## Rent

£12 per sq ft per annum exclusive

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

Rating D - 86

## Business Rates

To be re-assessed.

## VAT

VAT will be payable on the terms quoted.

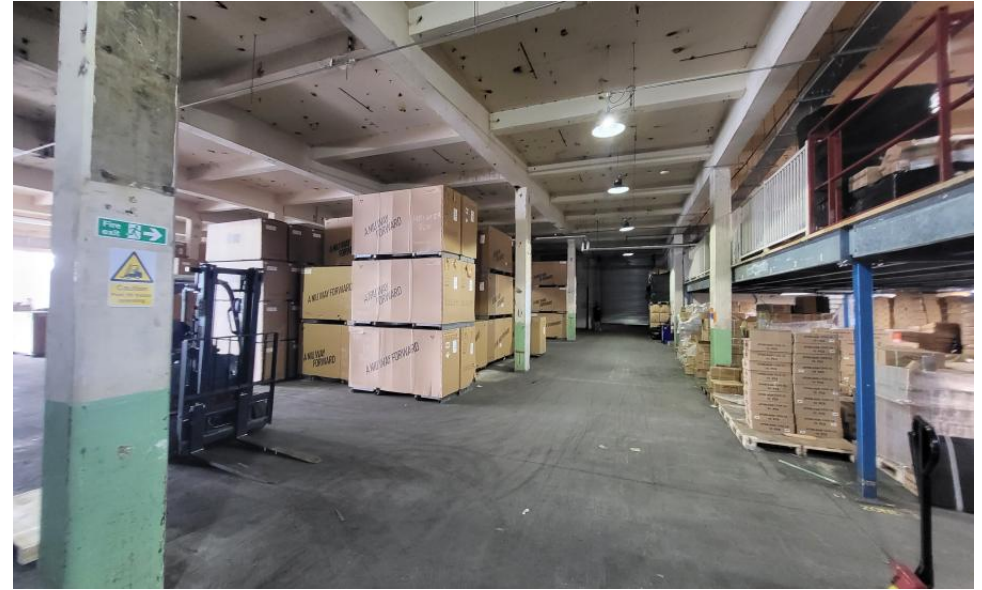
## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.









GET IN TOUCH  
[gravesjenkins.com](http://gravesjenkins.com)



Alex Roberts

01293 401040  
07795 212798  
[roberts@graves-jenkins.com](mailto:roberts@graves-jenkins.com)



David Bessant

01293 401040  
07767 422530  
[bessant@graves-jenkins.com](mailto:bessant@graves-jenkins.com)



CRAWLEY OFFICE  
Crow Place  
17 Brighton Road  
Crawley  
West Sussex  
RH10 6AE