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4 Grange Road, Southwick, East Sussex,
BN42 4DQ
FREEHOLD FOR SALE: TWO STOREY COMMERCIAL PROPERTY

LOCATION

Situated in Southwick, approximately 7 miles west of the city of Brighton & Hove and forming part of the established Grange Road Industrial Estate accessed via Albion Street which forms part of the main A259 coast road. The unit also has a frontage and main entrance door from Grange Road and is opposite Shoreham Harbour.

Southwick Square shopping centre is a short walking distance to the north and Southwick railway station to the east.

Description

Freehold commercial premises over two floors for sale with full vacant possession.

An industrial / warehouse building presenting Ground Floor open plan industrial space, with an electric roller shutter door fronting Grange Road, and refurbished First Floor office accommodation.

Key Features

- Two Storey Freehold
- Main Road A259 Location
- Ground Floor Open Plan Industrial Space
- Only c£170 / sq ft Price

Accommodation

Ground Floor

Internal Width 32' 7"

Internal Depth 48'

Total Ground Floor GIA - 1,568 sq ft (145.67 m2)

First Floor

Internal Width (into eaves 4ft) 21'

Internal Depth 35' 10"

Total First Floor GIA - 755 sq ft (70.14 m2)

Total Ground & First Floor GIA - 2,323 sq ft (215.81 m2)

Amenities

Comprising the following amenities and fitments:

- Ground floor fully fitted kitchen area
- Separate male & female toilet accommodation
- Fully carpeted to most floor areas
- Open plan Ground Floor industrial / warehouse space
- Electric heating/radiators
- Various storage areas
- UPVC double glazed windows
- Range of spotlighting
- Offices into eaves at first floor level
- Main Grange Road entrance with rear exit into Grange Industrial Estate



- Electric roller shutter door fronting Grange Road

Price

Offers are invited on a guide price of £395,000 (three hundred and ninety five thousand pounds) for the benefit of the freehold interest with full vacant possession.

Leasehold - Potential for leasing the building - please request more information.

Business Rates

To be assessed.

VAT

Vat is not applicable to the terms quoted.

Legal Fees

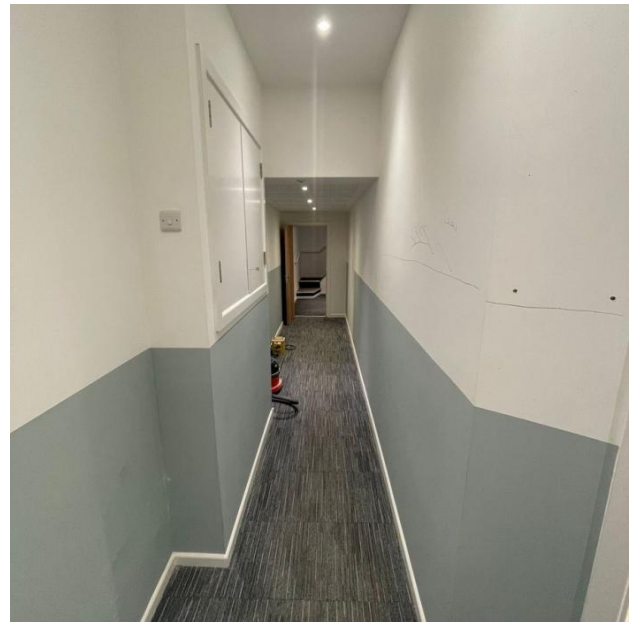
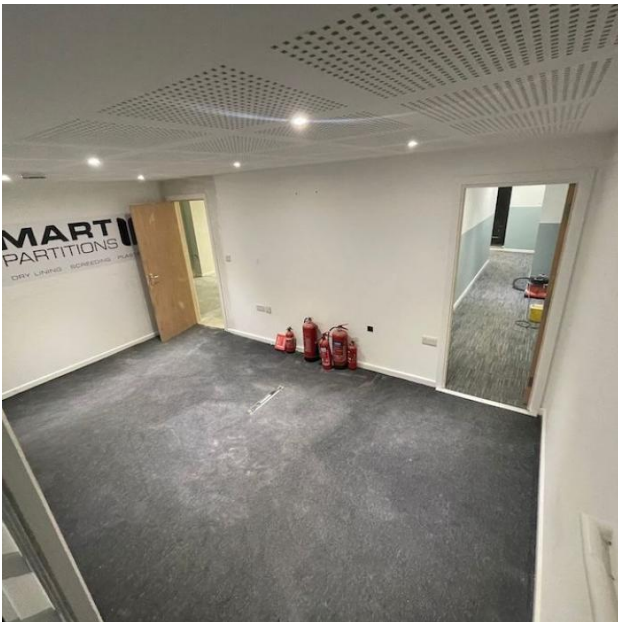
Each party to pay their own legal costs.

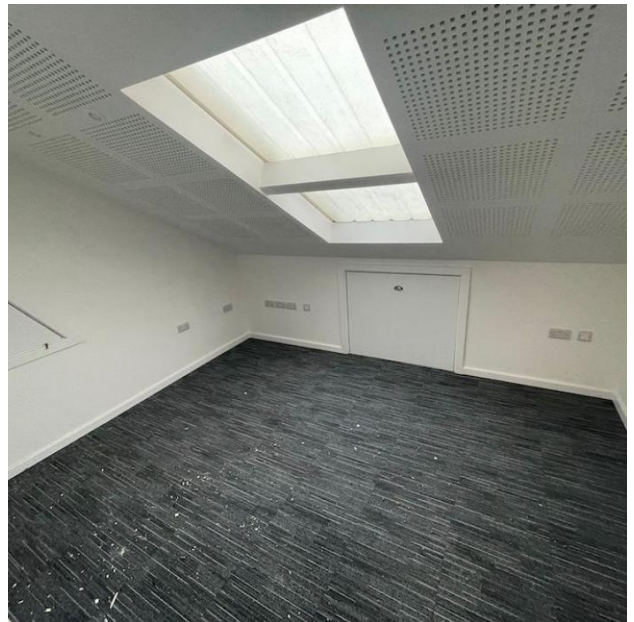
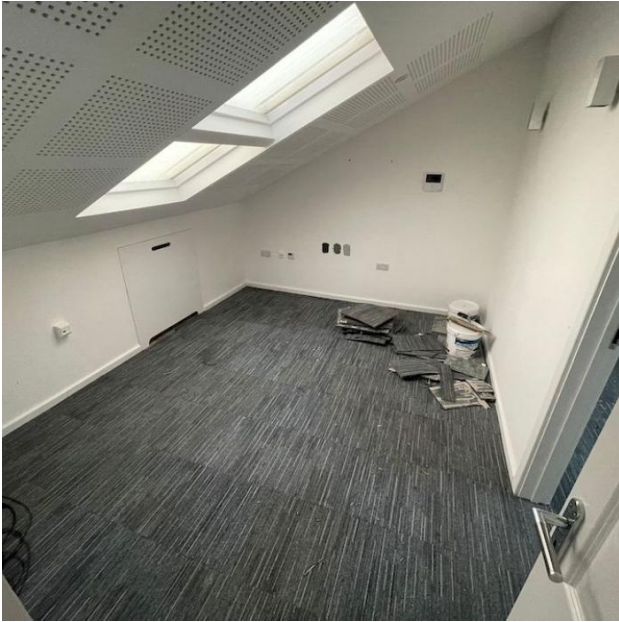
Viewing Arrangements

Strictly via prior appointment through Joint Agents Graves Jenkins (t: 01273 701070) & SHW (t: 01903 229208).











GET IN TOUCH
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