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4 Grange Road, Southwick, East Sussex,
BN42 4DQ
TO LET: 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

Leasehold commercial premises over two floors.

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 Leasehold
- Main Road A259 Location
- Ground Floor Open Plan Industrial Space
- New Lease - Flexible Terms

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

Terms

A new lease available on flexible leasing terms.

Lease

For a term to be negotiated - £27,500 per annum, exclusive.

Rent Review

By negotiation.

Repairing Liability

Effective Full Repairing & Insuring.

Business Rates

To be re-assessed by Brighton & Hove City Council.

Potential benefit from small business rate relief.

VAT

TBC.

Legal Fees

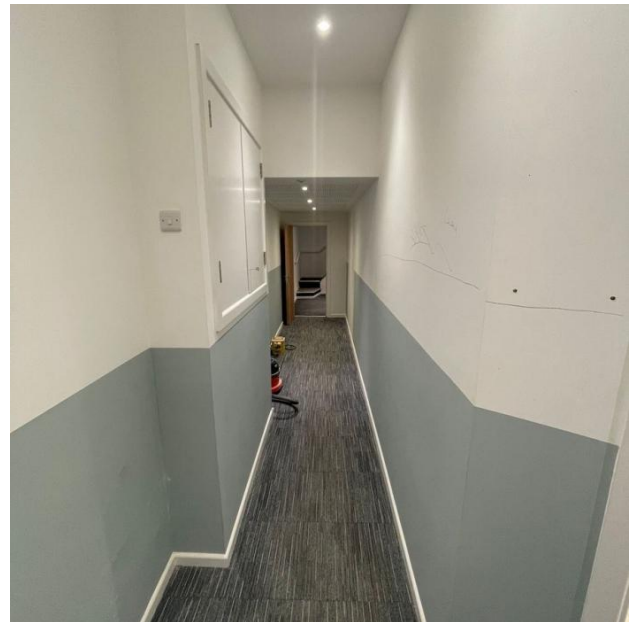
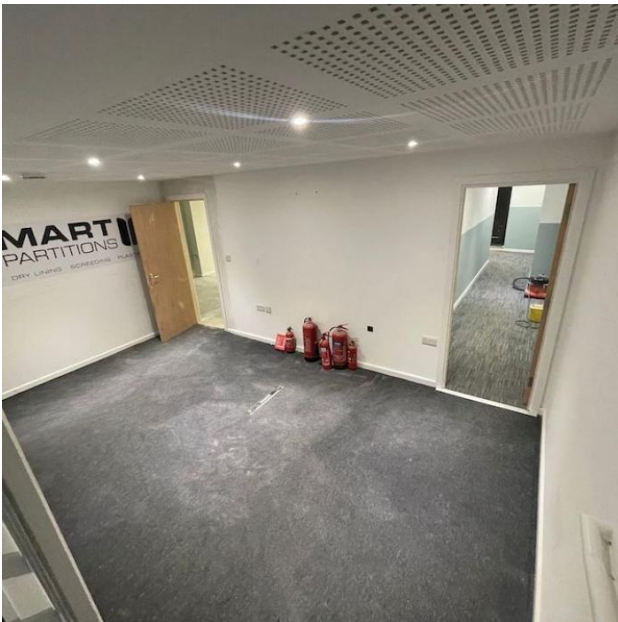
Each party to pay for their own.

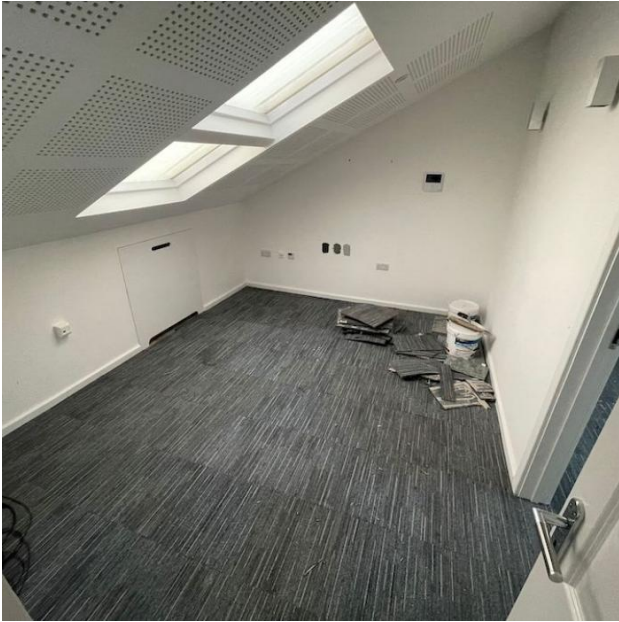
Viewing Arrangements

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











GET IN TOUCH
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