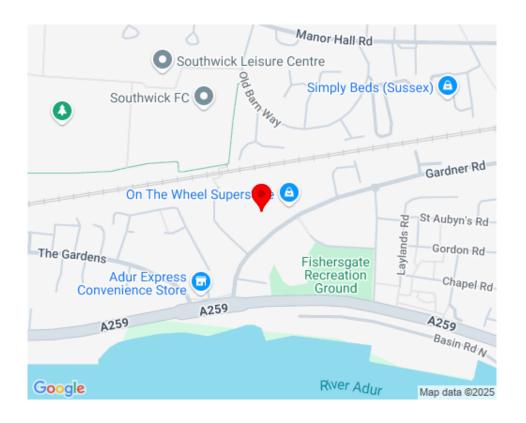






# LOCATION



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 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.

## Key Features

- Excellent secure yard
- Open plan workshop

## Accommodation

The gross internal floor areas are approximately:

Rear - 12,507 sq ft (1,161.89 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.

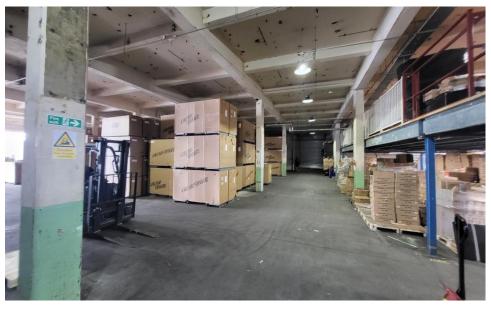
# Legal Fees

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

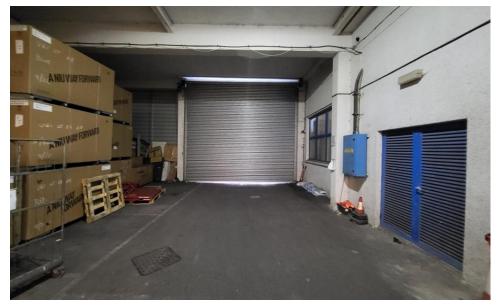
# Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.













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