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PROPERTY PEOPLE

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Quarry Road, Newhaven, BN9 9DD

TO LET: 979 SQ FT - 6,110 SQ FT OF FLEXIBLE INDUSTRIAL/WAREHOUSE UNITS AVAILABLE

LOCATION



Newhaven is a thriving port town situated on the south coast, just off the main A259, providing excellent road connectivity. The town lies six miles east of Lewes and ten miles west of Brighton, offering convenient access to key commercial hubs. Newhaven benefits from its proximity to the Harbour Enterprise Estate, Newhaven Marina, and Newhaven Harbour railway station, which is within walking distance, making it ideal for businesses requiring both road and rail links.

The town has a rich industrial history and is undergoing significant regeneration, attracting a mix of logistics, manufacturing, and creative enterprises. Local amenities include retail outlets, restaurants, and services, supporting staff and client needs. With its strategic location on the south coast and access to nearby ports, Newhaven is well-suited for businesses engaged in distribution, shipping, and light industrial operations.

Description:

A range of versatile warehouse and industrial units are available to let at this well-located site in central Newhaven. Units are suitable for storage, light industrial, and office use, offering flexible lease terms to accommodate businesses of all sizes.

Key Features:

- Flexible Leasing Terms Available
- From 979 sq ft (91 m²) to 6,110 sq ft (567.6 m²) Available
- Electric Loading Doors
- Minimum Eaves Height of 6m
- 3 Phase Power (In Parts)
- Quality Offices & Mezzanine
- Car Parking Spaces

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQMB	Basement Warehouse
	13,862	358.79	Basement Warehouse
	112,632	244.52	Basement Warehouse
	129,799	0.95	Mezzanine Mezzanine
	198,191	1.14	Basement Warehouse
	12a6,110	567.64	Mezzanine Mezzanine
	239,336	51	Total
	14,957	1389.55	

Rent:

£7 per sq ft exclusive

Terms:

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

No Repairing Liability.

VAT:

VAT is Not applicable

Legal Fees:

Each party to bear their own costs

Viewings:

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 701070).

Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.











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