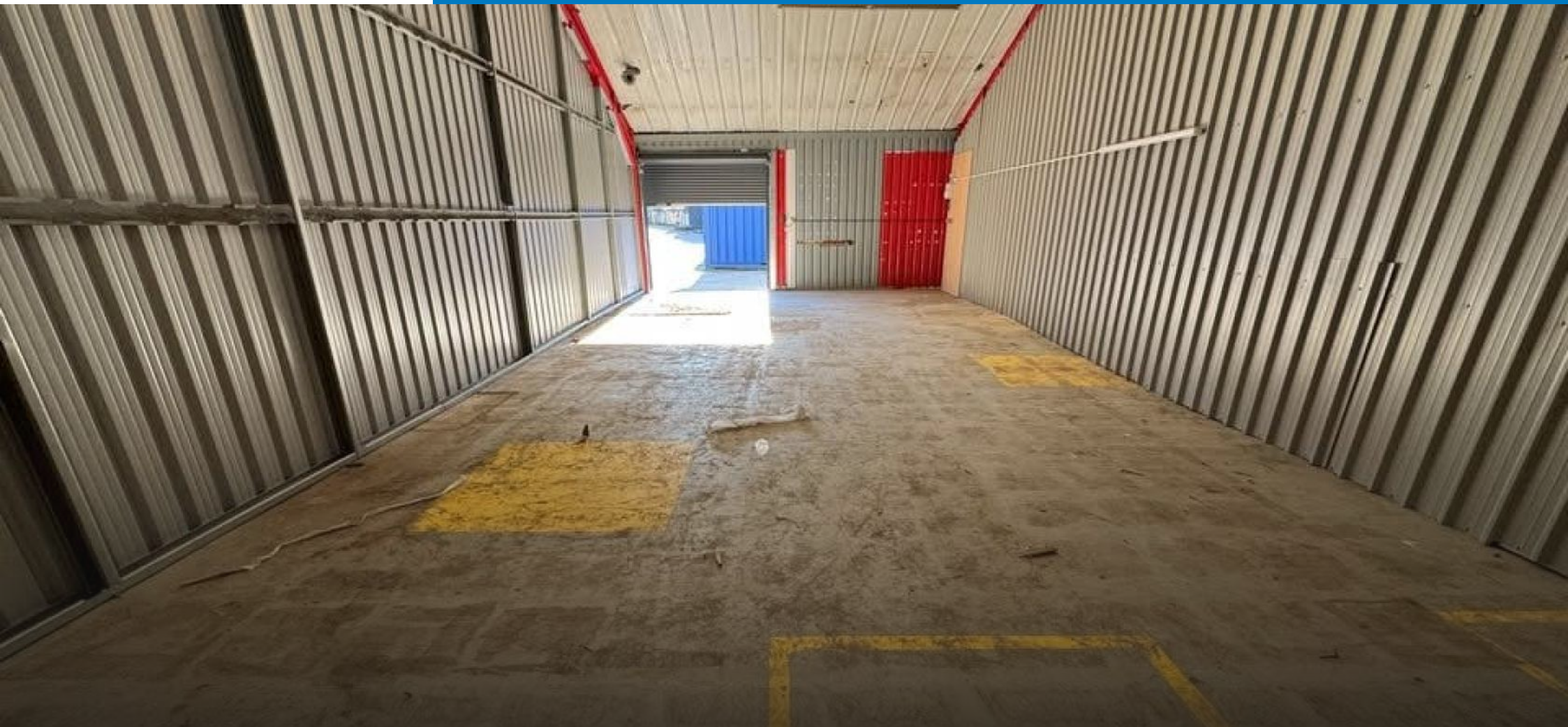




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Quarry Road, Newhaven, BN9 9DD

TO LET: INDUSTRIAL AND WAREHOUSE UNITS IN ESTABLISHED NEWHAVEN COMMERCIAL LOCATION

# LOCATION



Newhaven is an established commercial and port town on the south coast, benefitting from ongoing regeneration and an increasingly diverse occupier base, including logistics, manufacturing and creative industries. The town provides a good range of local amenities, including retail, food and beverage and essential services, supporting day-to-day business operations and staff requirements.

Its strategic coastal position, combined with direct access to the port and strong transport links, makes Newhaven particularly well suited to occupiers involved in distribution, marine-related activity and light industrial uses.

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 available to let within a well-positioned central Newhaven location. The accommodation is suitable for storage, light industrial and ancillary office use, with flexible lease terms available to suit a variety of occupiers.

Not suitable for a garage or MOT station.

## Key Features:

- Flexible Leasing Terms Available
- Well-located Newhaven Position
- Potential for Small Business Rates Relief
- 3 Phase Power Supply
- Car Parking Spaces Available with Units
- 24-hour Operational Capability

## Accommodation:

The approximate net internal areas measured are as follows:

Name/FloorSQFTSQMGround Floor Unit 5C87881.57Ground Floor Unit 142,615242.94Total3,493324.51

## Rent:

£9.56 - £12.30 per sq ft exclusive

## Terms:

A new lease is available for a minimum term of 6 months, with a rolling 3-month mutual break option thereafter.

## 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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