



INDUSTRIAL/WAREHOUSE UNIT TO LET
UNIT 2 NEWTOWN TRADE PARK
NEWTOWN ROAD
HOVE BN3 7BA



Location

Brighton & Hove is located 22 miles (35 km) south of Crawley, 22 miles (35 km) west of Eastbourne and 14 miles (22 km) east of Worthing. Hove station is 0.4 miles (650 m, 7 mins walk), Hove town centre is 1 mile.

The Newtown Trade Park Estate is located directly off the A270, opposite the Goldstone Retail Park. Unit 2 adjoins Independent Roofing Supplies and nearby occupiers include HSL, Speedy Services, TLC, Rexel, Wolseley Plumb & Parts, NRS Healthcare and GSF Car Parts.

There are a number of major redevelopments in the vicinity including Moda Living and Goldstone Apartments.

Description

The property comprises a mid terrace high bay warehouse unit which is suitable for trade counter, warehouse or other uses (subject to any necessary consents).

Features include an eaves height of 19'6 / 5.9 m, warehouse lighting, glazed showroom entrance (with internal electric shutter), sectional loading door, three phase electricity supply, and estate signage.

Accommodation

Unit 2	2,484 sq ft	231 sq m
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Gross internal areas.

Lease

An assignment of the existing full repairing & insuring sub-lease from 27th September 2019 for a term expiring 20th March 2029. There is a rent review on 24th March 2024.

Rent

£31,928 per annum exclusive.

VAT

We are advised that VAT is chargeable on the rental outgoings.

Estate Service Charge

Details on application.

Business Rates

RV £31,000 UBR 49.9p (Apr 23/24).

EPC

Certificate No: 4623-3213-3199-8180-9837, rated D 83, expires 6th December 2031.

Legal Costs

Both parties legal costs are to be met by the assignee.

Viewing & Further Information

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