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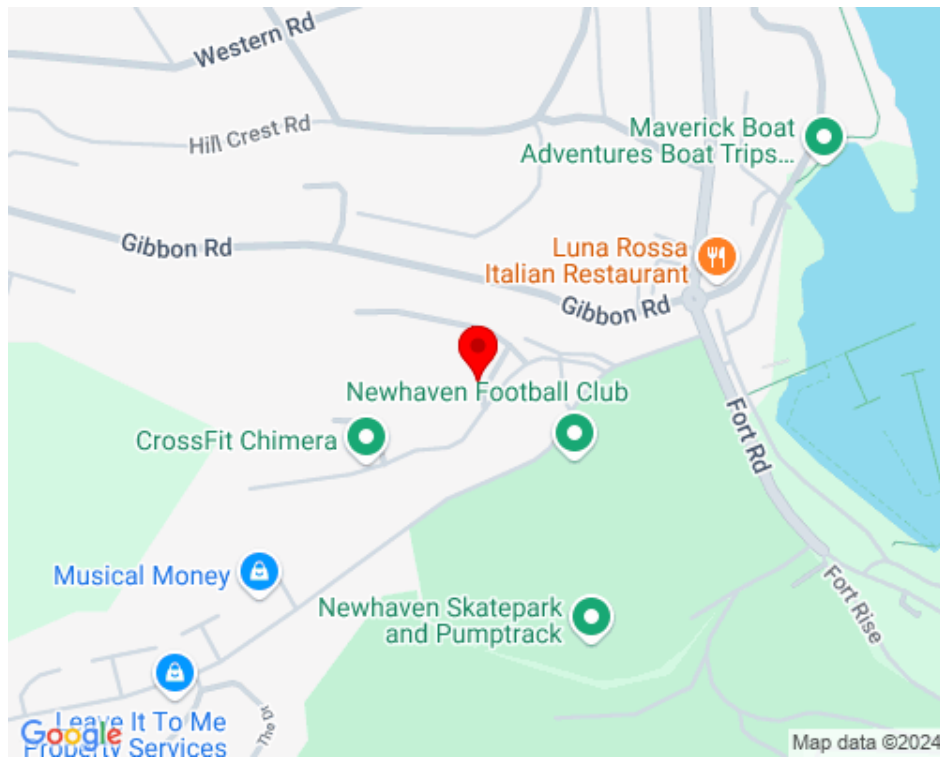
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Trafalgar House, Quarry Road, Newhaven, East Sussex, BN9  
9DD

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

# LOCATION



Newhaven, a port town located just off the main A259 south coast road, is approximately six miles south of the primary A27 road. The town is six miles east of Lewes and ten miles west of Brighton. Adjacent to the Harbour Enterprise Estate, Newhaven offers easy access to Newhaven Marina. Additionally, Newhaven Harbour railway station is within walking distance.

## Description

A variety of warehouse units and offices, equipped with electric loading doors, are available for lease on flexible terms at this conveniently located site in central Newhaven, near the main A259 road.

## Key Features

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

## Accommodation

Self-contained Industrial/Warehouse and Offices.

Guide Commencing Rent - £7 per sq ft.

## Property Details

Warehouse 1 - 3,862 sq ft (358.8 m2)

Warehouse 11 & Storeroom - 2,632 sq ft (244.5 m2)

Warehouse 12 - 979 sq ft (91 m2) with Office & Mezzanine 1 - 981

sq ft (91.1 m2)

Warehouse 12a - 6,110 sq ft (567.6 m2) with Office & Mezzanine 2 - 393 sq ft (36.51 m2)

## Lease

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

## Rent Review

By way of negotiation.

## Repairing Liability

No repairing liability.

## Business Rates

Billing Authority: Lewis District Council

Description: Factory and premises

Rateable Value: £-

Rates Payable: £-

Valid from April 2019 (current)

## VAT

VAT will not be payable on the terms quoted.



## Legal Fees

Each party to pay their own legal fees incurred.

## Viewing Arrangements

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

















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