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PROPERTY PEOPLE

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Sinnis House, Ocean View Business Park, Gardner Road,
Southwick, Brighton BN41 1PL

TO LET: GROUND FLOOR WORKSHOP / WAREHOUSE UNIT - 5,071 SQ FT - 17,578 SQ FT

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 front unit has been recently refurbished and made open plan with a roller shutter at the front. 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.

The front or rear unit can be leased independently or as a whole.

Key Features

- Excellent secure yard
- Open plan workshop
- Various sizes available

Accommodation

The gross internal floor areas are approximately:

Front – 5,071 sq ft (471.08 sq m)
Rear – 12,507 sq ft (1,161.89 sq m)
Total – 17,578 sq ft (1,632.97 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

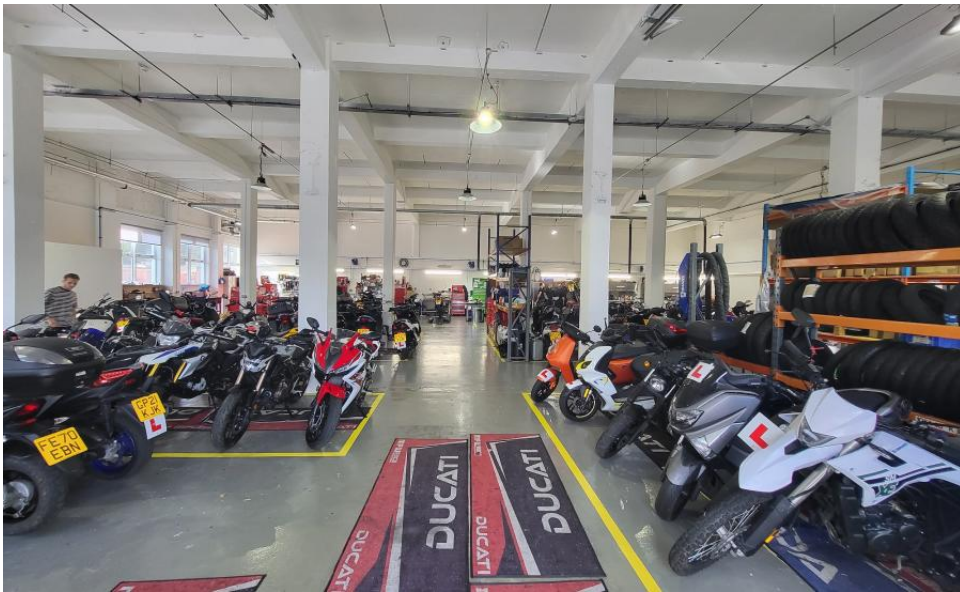
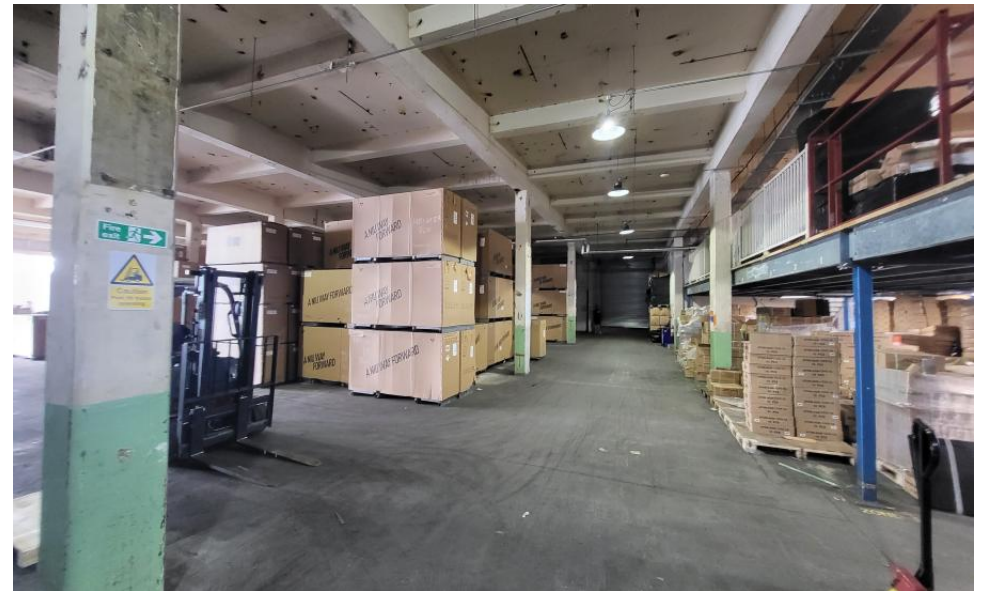
VAT will be payable on the terms quoted.

Legal Fees

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

Viewing Arrangements

Via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH
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