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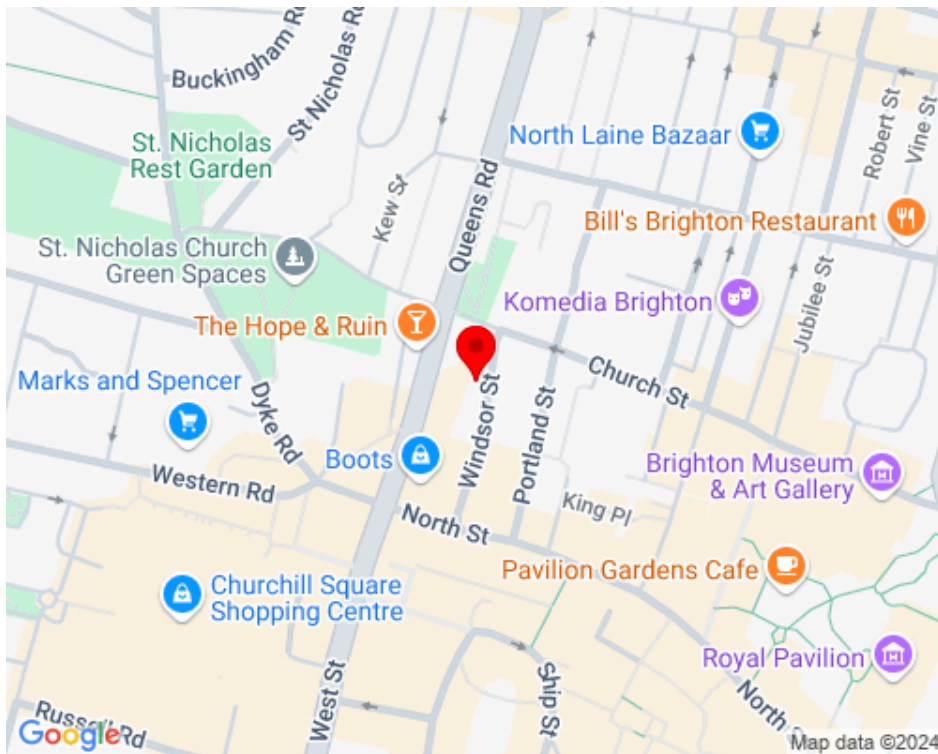
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Unit 2, 29-42 Windsor Street, Brighton, BN1 1RJ

TO LET: 1,690 SQ FT OF INDUSTRIAL/WAREHOUSE SPACE TO INCLUDE FIRST FLOOR MEZZANINE

# LOCATION



Located in the heart of Brighton, this property boasts a prime position between North Street and Church Street, known for its bustling pedestrian and vehicular traffic. This strategic location offers excellent access to the city centre and North Laines, with frequent bus and taxi services readily available.

Adjacent to the property is the Churchill Square shopping centre, home to and surrounded by renowned national retailers such as Boots, Apple, Timpson, Waterstones, Primark, and M&S, as well as a variety of restaurants and public houses.

The unit benefits from the added convenience of an NCP car parking garage just a three-minute drive away on Church Street. Additionally, Brighton's picturesque seafront lies immediately to the south, while Brighton Mainline Station is a mere ten-minute walk to the north.

## Description

A rare opportunity to acquire a self-contained, open-plan industrial/warehouse unit in the city centre. The property features a first-floor steel-framed mezzanine, kitchen and WC facilities, and is equipped with two parking spaces and a loading bay area directly outside.

Ready for immediate occupation with flexible leasing options available.

## Key Features

- Prime city centre industrial/warehouse unit
- First-floor steel-framed mezzanine
- 2 reserved parking spaces and loading bay outside
- New lease - flexible terms

## Accommodation

Self-contained industrial/warehouse with first-floor steel-framed mezzanine arranged as follows:

### Ground Floor

Industrial/Warehouse - 1,123 sq ft (104.3 m<sup>2</sup>)

- Internal Width (max): 23' 1"
- Internal Depth (max): 48' 8"
- Eaves Height: 16.21 ft (4.94 m)

Plus a kitchen/WC facility.

### First Floor

Mezzanine Office - 567 sq ft (52.7 m<sup>2</sup>)

- Internal Width (max): 23' 1"
- Internal Depth (max): 24' 7"
- Eaves Height: 9.05 ft (2.76 m)

**Total Accommodation (GIA): 1,690 sq ft (157 m<sup>2</sup>)**

## Amenities

- Strip LED lighting
- Three-phase electric power
- Two reserved parking spaces and a loading bay directly outside
- Electric roller shutter door
- Ground floor concrete industrial flooring
- Kitchenette and WC
- Keypad security alarm

## Lease

A new lease is available on flexible leasing terms.

Guide Rent - £18,000 per annum exclusive.

## Rent Review



By way of negotiation.

## Repairing Liability

Full Repairing and Insuring.

## Business Rates

Billing Authority: Brighton & Hove

- Description: Warehouse and premises
- Rateable Value: £18,250.00
- Rates Payable:
- Valid from 1 April 2023 to present

## VAT

VAT will not be payable on the terms quoted.

## Legal Fees

Each party is to pay their own legal fees incurred.

## Viewing Arrangements

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











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