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

TO LET: 878 SQ FT-1,768 SQ FT OF INDUSTRIAL/WAREHOUSE UNITS & CONTAINER STORAGE

# 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 single and double warehouse units, equipped with electric loading doors, and 20ft storage shipping containers, are available for lease on flexible terms at this conveniently located site in central Newhaven, near the main A259 road.

## Key Features

- From 878 sq ft (81.6 m2) to 1,768 sq ft (164.3 m2) Available
- Flexible Leasing Terms Available
- Electric Loading Doors
- Water Supply
- 3 Phase Power (In Parts)
- Car Parking Spaces

## Accommodation

Self Contained Industrial/Warehouse Units.

Guide Commencing Rent - from £7 per sq ft.

## Property Details

Warehouse 5 - 878 sq ft (81.6 m2)

Warehouse 5a - LET

Warehouse 5b - 878 sq ft (81.6 m2)

Warehouse 5c & 5d (Double) - 1,768 sq ft (164.3 m2)

Warehouse 8 & 8a (Double) - 1,768 sq ft (164.3 m2)

Warehouse 8b & 8c (Double) - LET

x6 20ft Shipping Containers available from £150 pcm (£1,800 per annum) each for storage

## 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)

Benefit from Small Business Rates Relief (SBRR) - <https://www.gov.uk>



[uk/apply-for-business-rate-relief/small-business-rate-relief](#).

## 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 Graves Jenkins (01273 701070).











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