



**Prominent Warehouse / Trade Counter To Let  
2,365 sq ft (219.72 sqm)**

**Unit 2**

Newtown Road Estate, Hove, BN3 7BA

Trade Counter, Industrial /  
Warehouse

**TO LET**

**2,365 sq ft**

(219.72 sq m)

- Eaves height 5.9m
- 3-phase electricity
- 2 car parking spaces
- Prominent location

# Unit 2, Newtown Road Estate, Hove, BN3 7BA

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,365 sq ft                        |
| Rent           | £49,665 per annum                  |
| Rateable Value | £31,000                            |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | D                                  |

## Accommodation

The accommodation comprises the following areas:

| Name                      | sq ft        | sq m          | Availability |
|---------------------------|--------------|---------------|--------------|
| Unit - High Bay Warehouse | 2,365        | 219.72        | Available    |
| <b>Total</b>              | <b>2,365</b> | <b>219.72</b> |              |

## Description

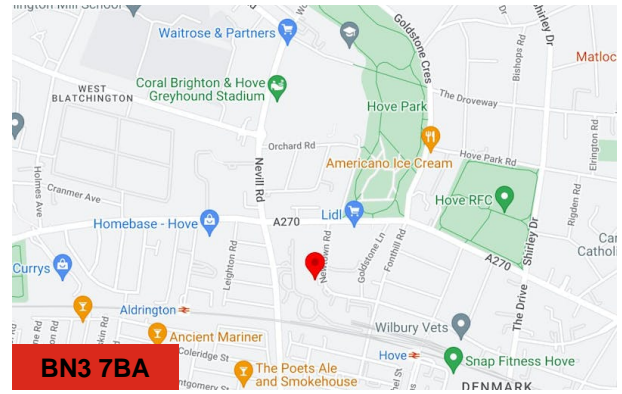
The property comprises mid terrace high bay warehouse unit which is suitable for trade counter or warehouse use. The accommodation is configured as open plan with glazed showroom entrance and benefits from loading door, eaves height of 5.9m and 3-phase electricity.

## Location

Situated opposite the Goldstone Retail Park, just off the A270 Old Shoreham Road and close to Hove Railway Station. Close by occupiers include TLC Electrical, Speedy Hire, Rexel, Wolseley, Furniture Village and Pets at Home. There are also several large redevelopment schemes in the immediate vicinity.

## Terms

Unit 2 is To Let on a new effective full repairing and insuring lease for a term to be agreed at a commencing rental of £49,665 per annum exclusive. The property is elected for VAT and therefore VAT will be chargeable on the terms quoted. Each party is to be responsible for their own legal fees.



## Viewing & Further Information



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