

High quality warehouse / production unit to Let 1,275 sq m (13,720 sq ft)

READY FOR OCCUPATION

BRIGHTON

TRADE PARK

BRIGHTON TRADE PARK IS SUPERBLY LOCATED FOR RETAIL / TRADE / WAREHOUSE BUSINESSES ADJACENT TO THE A27 WITHIN THE HOLLINGBURY DISTRICT OF BRIGHTON & HOVE.

Situated just off the A27 with excellent road connectivity to the wider national motorway network.

Brighton Trade Park is located within the established and busy Hollingbury Industrial Estate adjacent to a range national retailers and car dealerships including Asda, McDonalds, M&S, Matalan, and the brand new Harwoods Jaquar Land Rover dealership.

Unit 5 comprises 1,275 sqm (13,720 sqft) arranged as a warehouse with excellent eaves height and 2 floors of offices.



**UNIT 5
TO LET**



A27

Carden Avenue

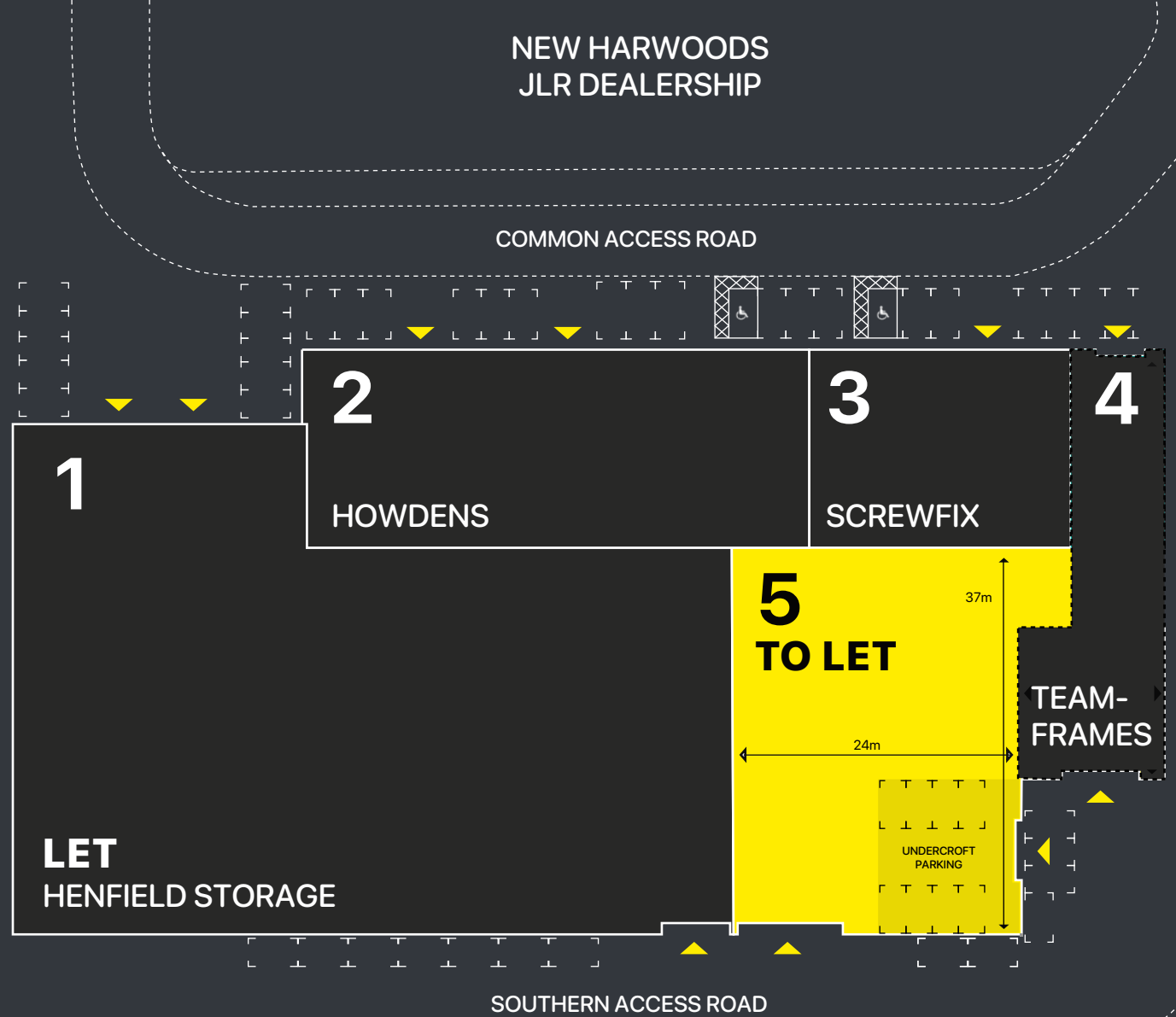
BRIGHTON

TRADE PARK

HIGH QUALITY REFURBISHED
WAREHOUSE / PRODUCTION UNIT.
READY FOR IMMEDIATE
OCCUPATION.

UNIT 5 ACCOMMODATION:

FLOOR	SQ FT	SQ M
Ground	9,960	925
First	1,880	175
Second	1,880	175
TOTAL	13,720	1,275



8 TO 11 M
CLEAR EAVES
HEIGHT



37.5kN / m2
FLOOR LOADING
CAPACITY



FULLY
REFURBISHED
WITH NEW ROOF



INCOMING
ELECTRICITY SUPPLY
UP TO 180 KVA



UNIT 5
EPC A RATING



LOCATION

Brighton & Hove is one of the largest Commercial centres on the south coast. The city is located 46 miles south of London, 19 miles west of Eastbourne and 55 miles east of Southampton. With a population of 274,000 and an urban catchment of approximately 500,000. 54% of the catchment population are designated within the most affluent AB,C1 socio-economic groupings (Source: PMA).

TERMS

Unit available to lease for a term to be agreed. The lease will be in a standard form on a FRI basis.

BUSINESS RATES

To be confirmed

SERVICE CHARGE

An estate service charge will be levied to cover costs incurred in maintaining the estate.

VAT

Rent and costs will be subject to VAT payments.

VIEWINGS & FURTHER INFORMATION



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