

**LTO
LET
Unit 6**

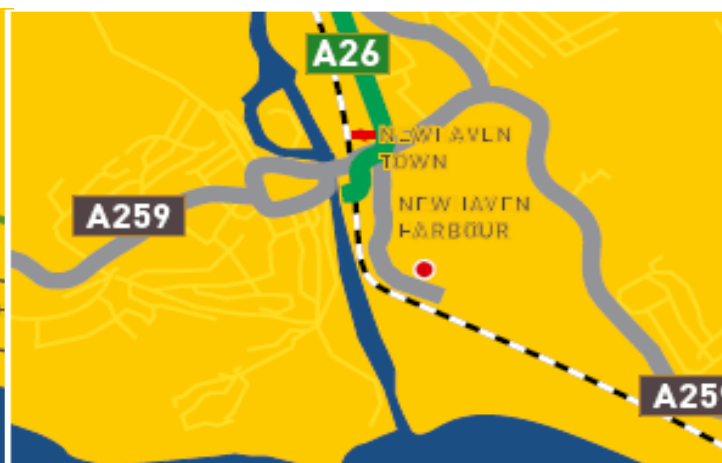
**Newhaven
Industrial Park**



**Industrial / Warehouse Unit
Totalling Approximately 3,556 sq ft (330.48 sq m)
Gross Internal. To Let – New Lease.**

**Unit 6
Newhaven Industrial Park | Beach Road | Newhaven |
East Sussex | BN9 0BX**

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Newhaven Industrial Park

Location
 Newhaven Industrial Park is situated at the southern end of Beach Road close to Newhaven Railway Station and Harbour. Beach Road is approached off the A259 coast road to the east of Newhaven town centre. Beach Road is within easy reach of the A26 which runs north from Newhaven providing access to the A27 south coast trunk road and Lewes. The A259 coast road offers access to Brighton ten miles to the west and Eastbourne, twelve miles to the east.

Description
 A warehouse/industrial unit totalling 3,556 sq ft (330.48 sq m) gross internal which has undergone extensive refurbishment works including new cladding, new roof lights, internal decoration as well as external landscaping. The unit forms part of a larger complex in a secure fenced area with other tenants including Prismaflex International, Secure Windows and TTM. The unit has an integral office area which is carpeted and lit. The unit has an eaves height of 12 ft and has parking to the front. There are additional visitors car parking spaces.

Tenure
 A new full repairing and insuring lease for a term to be agreed.

Rent
 £16,000 per annum exclusive, subject to contract.

VAT
 VAT will be chargeable on the rent.

Rates
 To be reassessed.



Stiles Harold Williams for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Stiles Harold Williams has any authority to make or give representation or warranty whatever in relation to this property. March 2011.



Viewing
 Strictly by appointment through the sole agent, Stiles Harold Williams, please contact:

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