



## **Warehouse Unit – West Side of Brighton – Main Road Location**

### **Unit 5**

**Grange Industrial Estate, Albion Street,  
Southwick, BN42 4EN**

**Industrial / Warehouse**

# **TO LET**

**5,672 sq ft**

**(526.95 sq m)**

- Prominently situated fronting the main A259 Coast Road at Southwick
- Southwick town centre, railway station, A270 Old Shoreham Road and A27 are conveniently accessible
- Well established estate
- 18' eaves height

# Unit 5, Grange Industrial Estate, Albion Street, Southwick, BN42 4EN

## Summary

Available Size	5,672 sq ft
Rent	£57,500 per annum
Rateable Value	£55,000 Rateable value from 1st April 2026 - £55,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (111)

## Description

Situated on the A259 and forming part of a modern warehouse/industrial development in a convenient and well established estate. The property is set out as warehouse accommodation on the ground floor and office on the first floor. Features include an eaves height of 18' / 5.5m, all main services including gas available, office accommodation & concrete floors. There is allocated parking outside.

## Accommodation

The accommodation comprises the following areas:

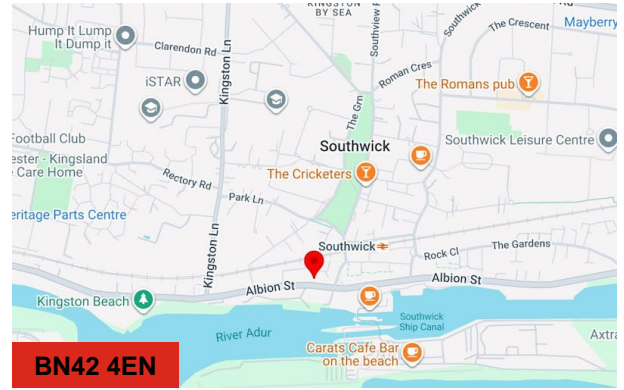
Description	sq ft	sq m
Ground Floor	5,180	481.24
First Floor Office	492	45.71
<b>Total</b>	<b>5,672</b>	<b>526.95</b>

## Location

Situated on the west side of the Brighton/Hove conurbation in a well connected location alongside the main A259 coast road. Neighbouring occupiers include Toolstation, Eyre & Elliston, Coppard Plant Hire, Wemoto.

## Terms

The premises are TO LET for a term to be agreed at a guide rental of £57,500 per annum exclusive on a full repairing and insuring lease, subject to necessary rent reviews. The property is not elected for VAT.



## Viewing & Further Information



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