



## Prominent Main Road Trade Warehouse / Industrial Unit

### **Unit 8 Bross Industrial Estate** New Road, Newhaven, BN9 0EH

Industrial / Warehouse

# TO LET

**4,913 sq ft**  
(456.43 sq m)

- Trade counter warehouse
- Customer entrance / showroom
- High bay warehouse with loading access
- 1,800 ft gated yard
- Two shared parking areas

# Unit 8 Bross Industrial Estate, New Road, Newhaven, BN9 0EH

## Summary

Available Size	4,913 sq ft
Rent	£30,000 per annum
Rateable Value	£24,500
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

## Description

The premises have been occupied as a trade counter warehouse and may suit a variety of other warehouse or industrial uses (subject to any necessary consents). Features include a two storey front section, with customer entrance / showroom area on the ground floor, and offices above. The rear section comprises a high bay warehouse, with loading access from the industrial estate yard area on the south side. There is a separate gated yard area (1,800 ft) on the north side, WC block adjoining warehouse, along with a shared customer parking area, both accessed direct from the A26 New Road.

## Accommodation

The accommodation comprises the following areas:

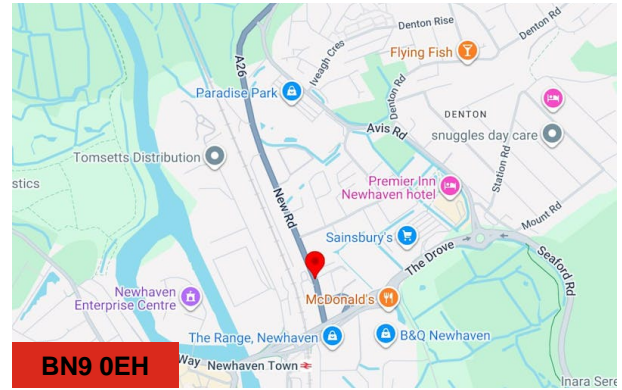
Description	sq ft	sq m
Ground Floor Trade Counter / Showroom	797	74.04
First Floor Offices / WC	1,161	107.86
Main High Bay Warehouse	2,138	198.63
Mezzanine Level (over adjoining unit)	817	75.90
<b>Total</b>	<b>4,913</b>	<b>456.43</b>

## Location

Situated alongside Travis Perkins and Topps Tiles in a prominent main road position on the A26 at Newhaven. The A259 coast road is close by, and the A26 links with the A27 near Lewes (5 miles). This is a busy commercial location, with a large surrounding business park. The town centre, railway station and frequent bus services (to Brighton and Eastbourne) are within walking distance. There is a large nearby retail park (Lidl, The Range, B&Q, Sainsburys, Halfords, McDonalds, KFC, Premier Inn, Brewers Fayre). Other nearby occupiers include Toolstation, Screwfix, Howdens and CEF.

## Terms

The premises are TO LET for a term to be agreed at a commencing rental of £30,000 per annum, exclusive, subject to rent reviews at appropriate intervals.



## Viewing & Further Information



**Nick Mills**  
01273 321123  
nm@gsp.uk.com



**Erin Mann**  
01273 321 123  
em@gsp.uk.com