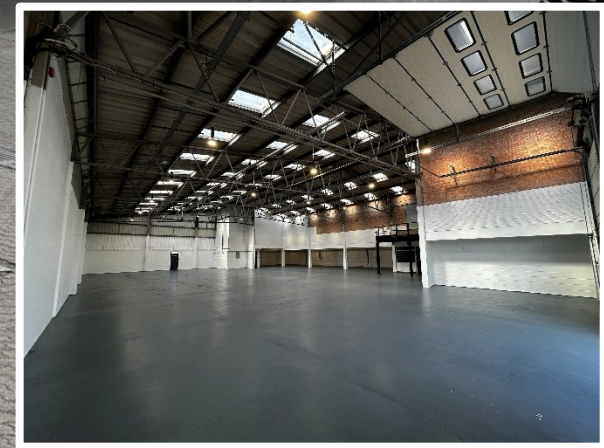


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**TO LET**

**INDUSTRIAL AND WAREHOUSE – 13,707 SQ FT (1,273.52 SQ M)**

**Unit A3, Meridian Industrial Estate, Greenwich Way, Peacehaven, East Sussex, BN10 8JQ**

**DESCRIPTION**

A modern end of terrace Light Industrial/warehouse unit which has been newly over roofed and overclad with new external downpipes. The unit comprises a mainly clear area at ground floor level with an undercroft section, part of which is used as an office and a kitchen. At first floor level there is an open plan area which could either be converted to offices by an incoming tenant or used for storage. This section has an adjacent loading floor for forklift access.

Internally the unit has been redecorated with the floors painted and carpeted and new LED lighting in the main warehouse area. The unit has its own pedestrian entrance and there is a forecourt and loading area to the front.

**LOCATION**

The Meridian Industrial Estate, the principal business area within Peacehaven, is located adjacent to the Meridian Centre and Peacehaven Leisure Centre, approximately ½ mile to the north of the A259 South Coast Road. Brighton is located approximately 6 miles to the west, with Newhaven approximately 4 miles to the east.

**ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	10,413	967.48
First Floor	3,294	306.04
<b>TOTAL</b>	<b>13,707</b>	<b>1,273.52</b>

**AMENITIES / OPPORTUNITY**

- Newly over roofed and overclad
- Two electrically operated loading doors
- Three phase electrics and gas supply
- New LED lighting in the warehouse area
- Forecourt loading and parking area
- Male and female WCs
- Scope to fit out first floor as offices or use for storage

**LEASE TERMS**

An assignment of our client's 10-year lease from 25/10/24 subject to a rent review at the 5th year. Alternatively, our client's would consider a shorter-term sublease outside the protection of the Landlord and Tenant Act. A sublease is likely to be at a higher rental than the current passing rent which is detailed below.

**RENT**

£147,350 PAX.

**RATES**

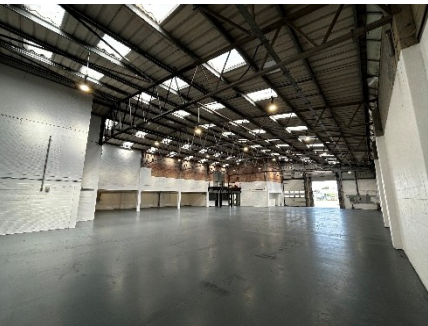
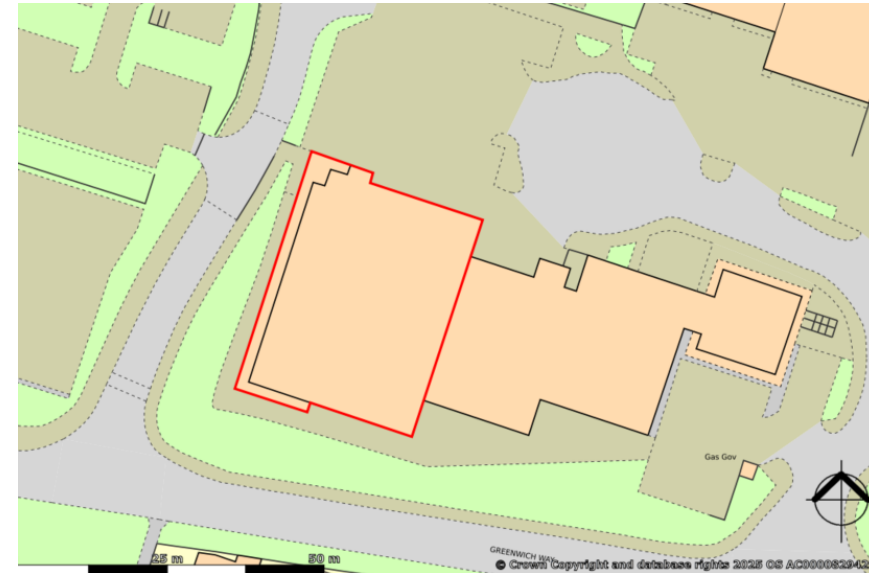
To be reassessed as currently on a single assessment with units A1 and A2.

**VAT**

VAT will be chargeable on the terms quoted.

**EPC**

The property has an EPC rating of C-57.



**VIEWINGS – 01273 876 200**

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