

CENTRAL BRIGHTON

# PRIME TRADE / WAREHOUSE UNIT

3,940 ft<sup>2</sup> / 366 m<sup>2</sup>

LEASE AVAILABLE



UNIT 6C FRESHFIELD BUSINESS PARK

STEVENSON ROAD, BRIGHTON BN2 0DF



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

A prime trade counter / warehouse / last mile delivery unit in central Brighton alongside occupiers including:

- ◆ Screwfix ◆ Tool Station ◆ Howdens ◆ Topps Tiles ◆ Plumbase ◆ CEF ◆ Dulux Decorators Centre ◆
- ◆ City Plumbing ◆ Johnstones ◆ Benchmarx ◆ Eurocell ◆ Wolseley ◆ Medlock ◆ Williams & Co. ◆ StorageMart ◆

The Freshfield Business Park is located on the east side of the city centre just off Eastern Road, and close to Kemp Town, Brighton College, The Royal Sussex County Hospital and the new Edward Street Quarter mixed use development. The A259 Coast Road and A23 are conveniently accessible.

## Description

The property comprises a mid terrace unit which is suitable for warehouse, trade counter or last mile delivery uses (subject to any necessary consents). There are separate frontages for showroom / trade counter and goods loading / unloading. Features include glazed showroom entrance, loading door and parking.

<b>Ground Floor</b>	Warehouse area, Office, WCs	3,496 ft <sup>2</sup>	325 m <sup>2</sup>
<b>First Floor</b>	Office, Kitchen	444 ft <sup>2</sup>	41 m <sup>2</sup>
<b>TOTAL FLOOR AREA</b>		<b>3,940 ft<sup>2</sup></b>	<b>366 m<sup>2</sup></b>
<b>Exterior</b>	Forecourts providing parking and loading facilities.		

## Terms

The property is held on an existing lease for a term expiring 24 March 2032 at a current rental of £105,000 per annum, exclusive, subject to a rent review at 29 September 2026, and a tenant break clause at 28 September 2026. The rent is exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings. The lease is excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

**Rateable Value** £52,000 (£68,000 from 1 April 2023)

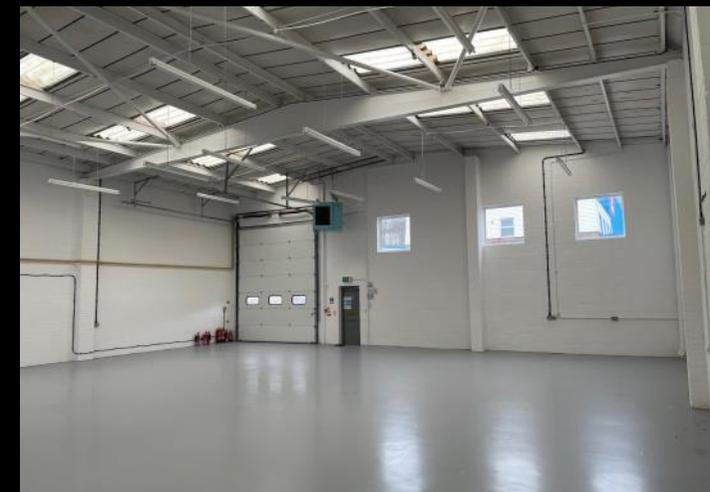
**EPC Rating** D - 100

Viewing by appointment with sole letting agent **Graves Son & Pilcher LLP**

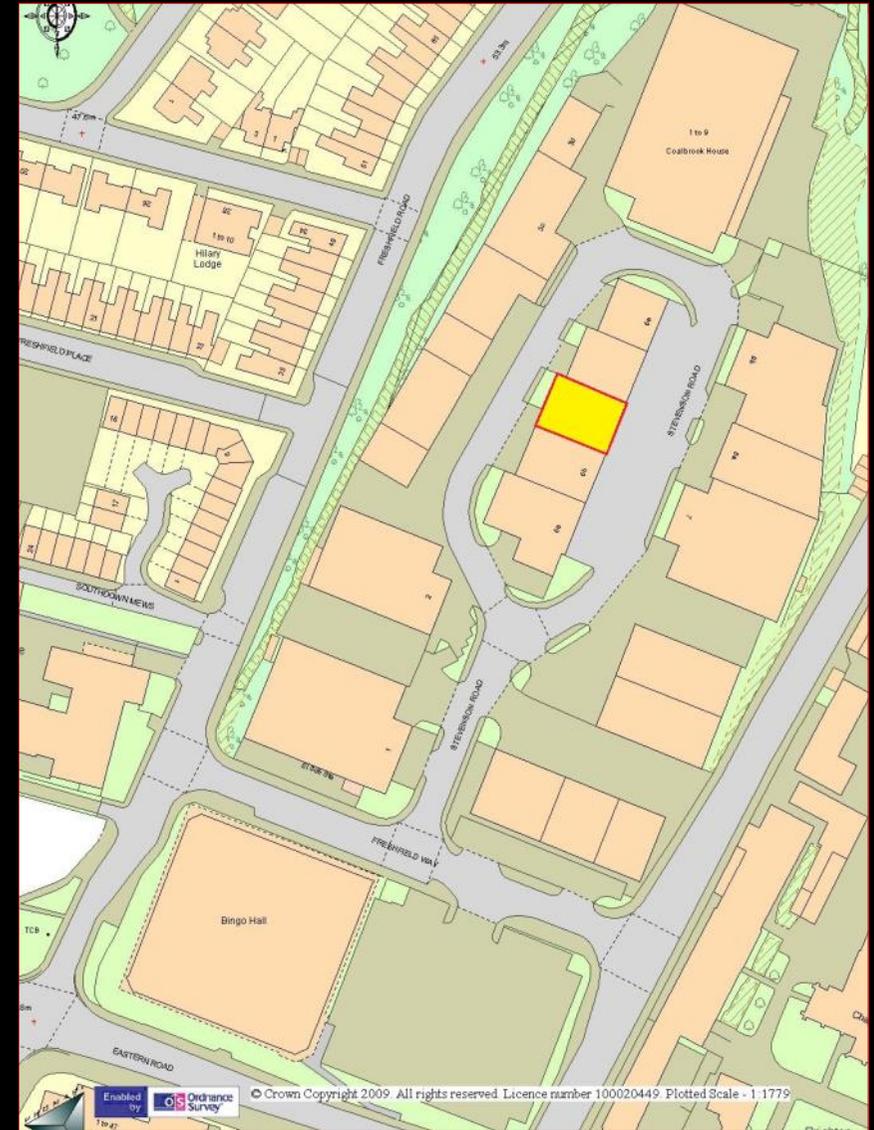
amenities and services not tested  
measurements are approximate gross internal



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