

**BRIGHTON AREA**

**ROADSIDE WAREHOUSE UNIT**

**6,393 ft<sup>2</sup> / 594 m<sup>2</sup>**

**TO LET**



**UNIT 3A MALHOUSE TRADING ESTATE**

**BRIGHTON ROAD, SHOREHAM BN43 6RJ**



**GRAVES  
SON &  
PILCHER**

01273 321 123

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## Location

Situated on the west side of the Brighton/Hove conurbation in a high profile location alongside the A259 coast road. Adjoining occupiers include Screwfix, Howdens, Lidl, City Plumbing Supplies, Benchmarx, B&Q, Halfords, Mr Clutch and McDonald's. A number of major residential led redevelopment schemes are coming forward on nearby waterfront sites. Shoreham town centre and railway station are within walking distance. The A27 and Brighton bypass are conveniently accessible. The frequent 700 Coastliner bus service passes outside the property, linking Brighton and Worthing.

## Description

Approached via a gated entrance shared with Screwfix and Howdens, the property comprises a modern single storey warehouse unit with an eaves height of approximately 5m. This property may suit a variety of warehouse, trade or industrial uses, subject to any necessary consents. The accommodation is arranged as follows:

<b>Ground Floor</b>	open plan warehouse area WCs, kitchen/staff room	<b>6,393 ft<sup>2</sup></b>	<b>594 m<sup>2</sup></b>
<b>Exterior</b>	10 allocated parking spaces and use of loading area		

## Terms

The property is **TO LET** on a new full repairing and insuring lease for a term to be agreed at a commencing rental of **£95,895 per annum**, exclusive, subject to rent reviews at appropriate intervals. The rental will be exclusive of VAT, business rates, building insurance premium and any other outgoings. The lease will be excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.

**Rateable Value** £47,250      **EPC** B 41

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



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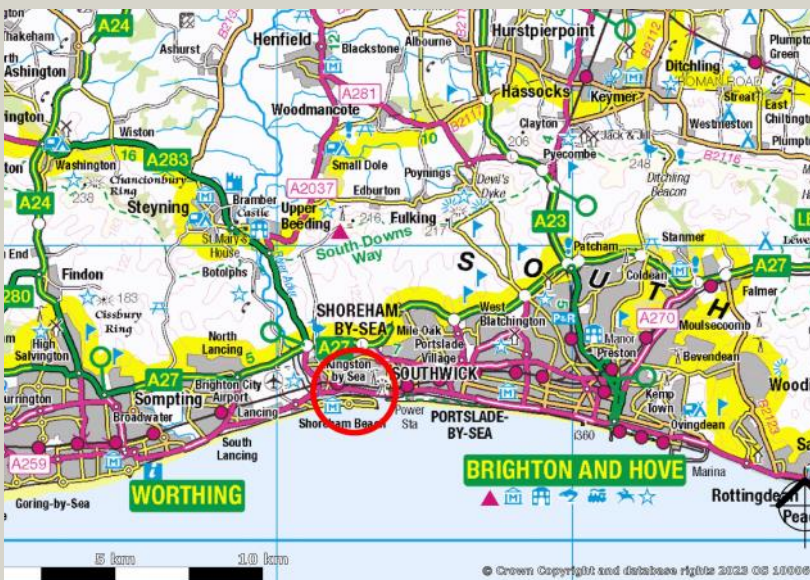
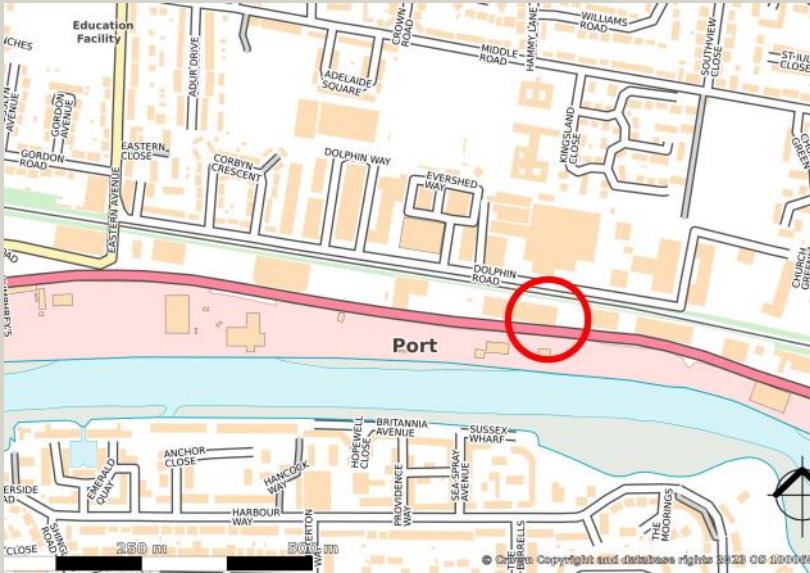
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amenities and services not tested  
measurements are approximate and gross internal

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