



**INDUSTRIAL/WAREHOUSE UNIT TO LET**

UNIT 16 Grange Road Industrial Estate, Albion Street, Southwick BN42 4EN

**DESCRIPTION:**

The premises comprises a single storey light-industrial unit/warehouse considered suitable for a variety of occupiers seeking a light workshop or storage space.

A complete refurbishment has been undertaken and the property will be easily adapted to suit the individual business requirements.

The unit has a gross internal area of approximately 1176 sq ft.

Viewing is recommended.

**LOCATION:**

The property is located on the Grange Industrial estate comprising 18 units and is located near Southwick town centre and is accessed directly from the A259. Brighton city centre is approximately 4 miles to the east. Shoreham town centre is located approximately 1.6 miles to the west. Southwick station is in the near vicinity to the estate. There is easy access to the A27.

**ACCOMMODATION:**

Maximum overall width	24'
Maximum overall depth	49'

**GROSS INTERNAL AREA 1176 ft<sup>2</sup>**

Separate wc

**LEASE:**

The premises are available with the benefit of a brand new full repairing and insuring lease on terms to be agreed.

**RENT:**

£20,000 per annum

The rent is exclusive of Estate Service Charge, Business Rates, buildings insurance, utilities and all other outgoings.

**VAT:**

**We are advised that the rent is subject to VAT.**

**LEGAL FEES:**

Each side are responsible for their own legal costs

**RATEABLE VALUE:**

Pending revised valuation.

**VIEWING:**

Strictly by prior appointment with Spratt & Son.

**ENERGY PERFORMANCE CERTIFICATE:**

The Energy Performance Asset Rating for the property is D

Copies of the Energy Performance Certificate and accompanying Recommendation Report are available upon request.



More information:

01903 234343

[www.sprattandson.co.uk](http://www.sprattandson.co.uk)



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