

Plot 12 & 20, North Quay Newhaven

TO LET

2.20 Acres



Industrial Outdoor Storage

Concrete Surfaced and
Securely Fenced



Location & Situation



Newhaven, located in East Sussex on England's southeast coast, is 61 miles south of London, 9 miles east of Brighton, and 12 miles west of Eastbourne, at the junction of the A259 and A26. North Quay, an industrial and commercial area, lies just off the A259 coast road. The town has excellent road connections via the A27 and A259, linking it to major cities in the west and east.

Newhaven has two rail stations, Newhaven Town and Newhaven Harbour, on the East Coastway Line, offering direct access to Seaford (8 mins) and Brighton (27 mins). London Victoria can be reached via Lewes in 86 minutes.

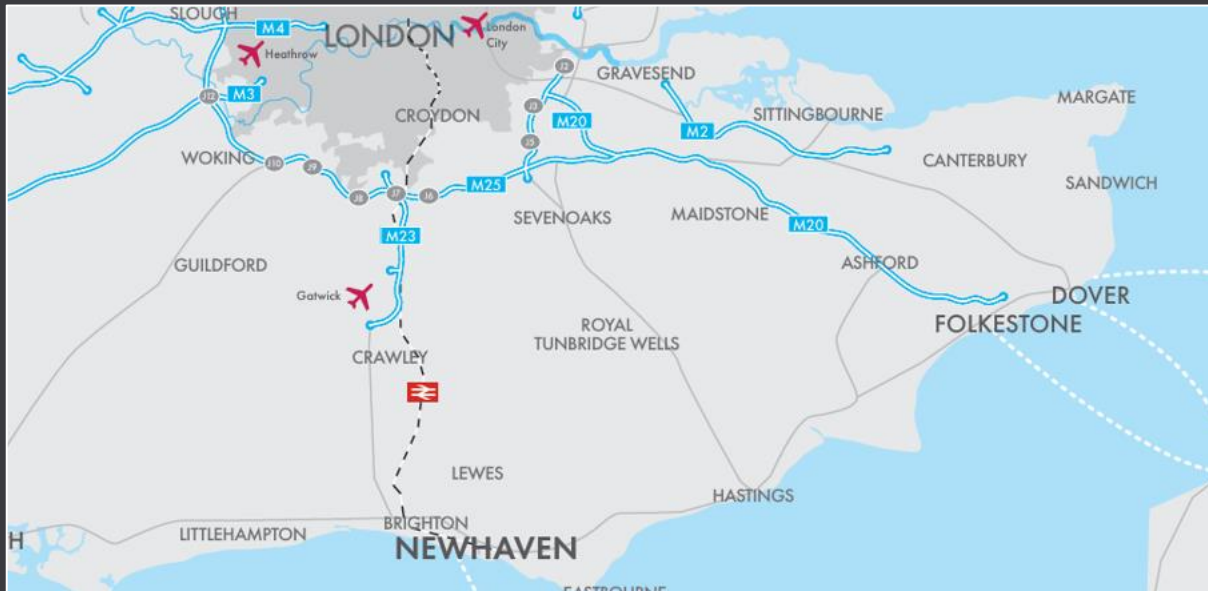
The Newhaven Ferry Port on the English Channel connects the UK with France and is the closest port to London, offering three daily departures. The terminal is at the mouth of the River Ouse



The subject site is situated on the west side of North Quay Road, approximately 50 meters north of its junction with Drove Road (A259). The latter gives access to the A27, some 5 miles to the north, which provides dual carriageway links to the A23 at Brighton.

The property is situated immediately north of Newhaven Town Rail Station and numerous local bus services.

Nearby occupiers include City Electrical Factors Ltd, UPS, Howdens Joinery, Topps Tiles, Screwfix, B&Q, Lidl, Pets at Home and Plumbase.





Description

Plot 12 & 20 extends to 2.2 acres. The site benefits from a concrete surface, and is securely fenced.

The property lies within the well-established North Quay estate and benefits from the Newhaven Enterprise zone.

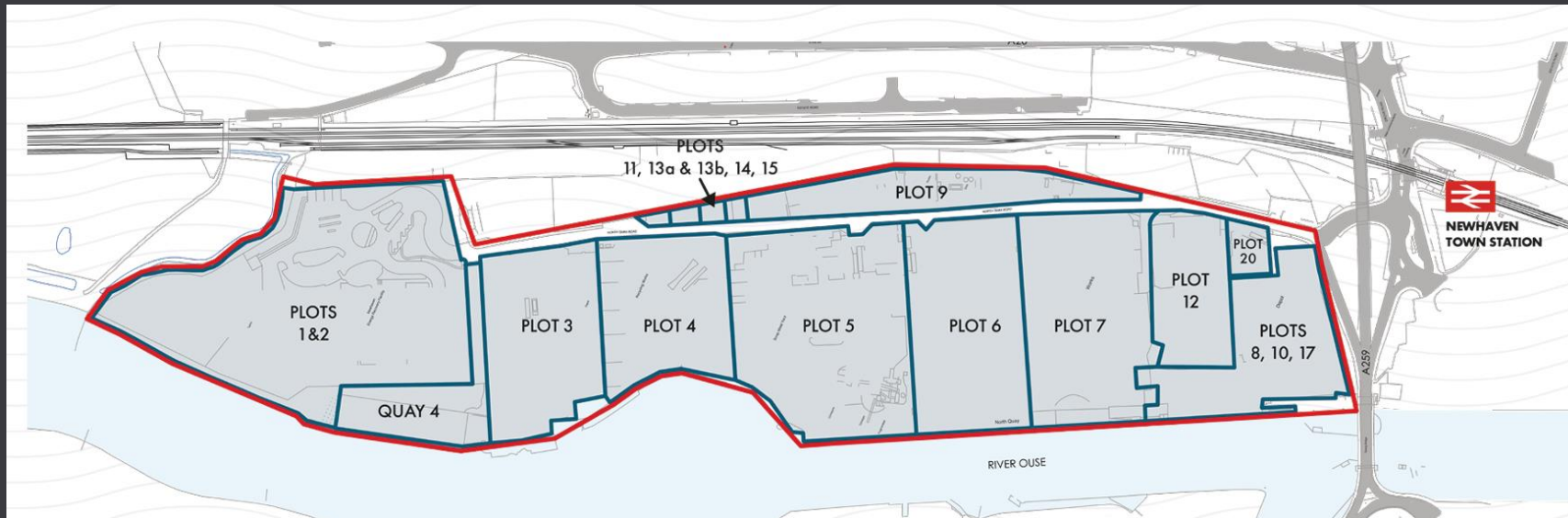
Newhaven Enterprise Zone

Newhaven is evolving into a key harbour town on the South Coast, with substantial capacity for growth and excellent transport links. It is part of the Greater Brighton City Region, home to 695,000 people and nearly 30,000 businesses, with an economy worth over £15 billion. Newhaven's diverse economy includes specializations in offshore wind and marine engineering.

The Newhaven Enterprise Zone (EZ), established in April 2017, offers tax breaks and government support, with business rate relief up to 100% for five years. Growth generated by the EZ is reinvested locally for 25 years. Key investments include Veolia's Energy Recovery Facility, UTC@harbourside, and the Rampion offshore wind farm.

Over the next 25 years, the EZ aims to create 55,000 sq m of new commercial space, refurbish 15,000 sq m, and generate around 2,000 jobs. The EZ supports expanding businesses in sectors like R&D, manufacturing, and creative industries. The subject property is located in the North Quay Enterprise Zone.

Options	Size
Open Storage	2.20 acres



Proposal



VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1980

LEGAL FEES

Each party to bear their own costs incurred in this transaction.

EPC

Available on request

RENT

Available on request

Contact

BUSINESS RATE

Interested parties are advised to make their own enquiries.

TENURE

The property is available by way of a new full repairing and insuring lease.

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SUBJECT TO CONTRACT & EXCLUSIVE OF VAT – June 2024

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