



SHW

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WORK**
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TO LET

OPEN STORAGE – 18,695 SQ FT (1,736.77) SQ M)

Site 4, 5 & 6, Endeavour Works, Beach Road, Newhaven, East Sussex, BN9 0BX

LOCATION

Newhaven is a south coast port town which lies at the mouth of the River Ouse, approximately 9 miles east of Brighton, 6 miles south of Lewes and 13 miles west of Eastbourne. The town benefits from good road communications via the A26, which links with the A27 dual carriageway some 5 miles to the north, and the A259 Coast Road. Both Newhaven Harbour and Newhaven Town Rail Stations provide regular rail services to Brighton, Seaford and London via Lewes.

The property is well located in an established industrial area to the south of the town centre, on the east side of Beach Road. Newhaven Port (East Quay) is opposite, Newhaven Harbour Rail Station is within 300m and the A26 is also close by.

Occupiers close by include Brightwell Dosing Limited and Main Systems Limited as well as numerous local businesses.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Site 4, 5 & 6	18,695	174.77
TOTAL	18,695	1736.77

N.B. The site could potentially be subdivided.

AMENITIES / OPPORTUNITY

- Comprising an industrial site which extends to approximately 0.43 acres.
- Previously used for open storage purposes.
- Located within an established industrial area.
- Site could be fenced with services.
- Currently hardstanding on two levels with ramps between the two and Herring fencing.

RENT

£3 psf.

VAT

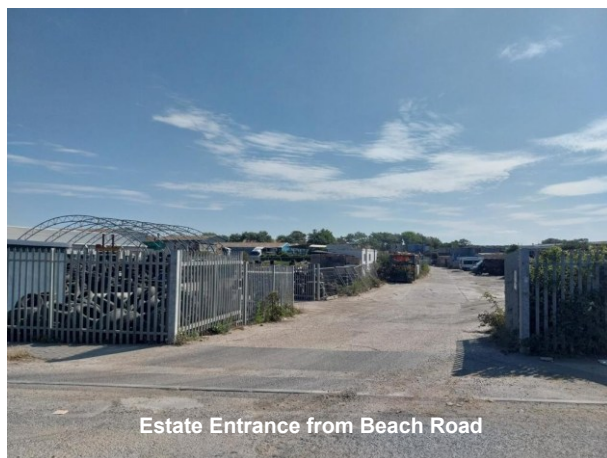
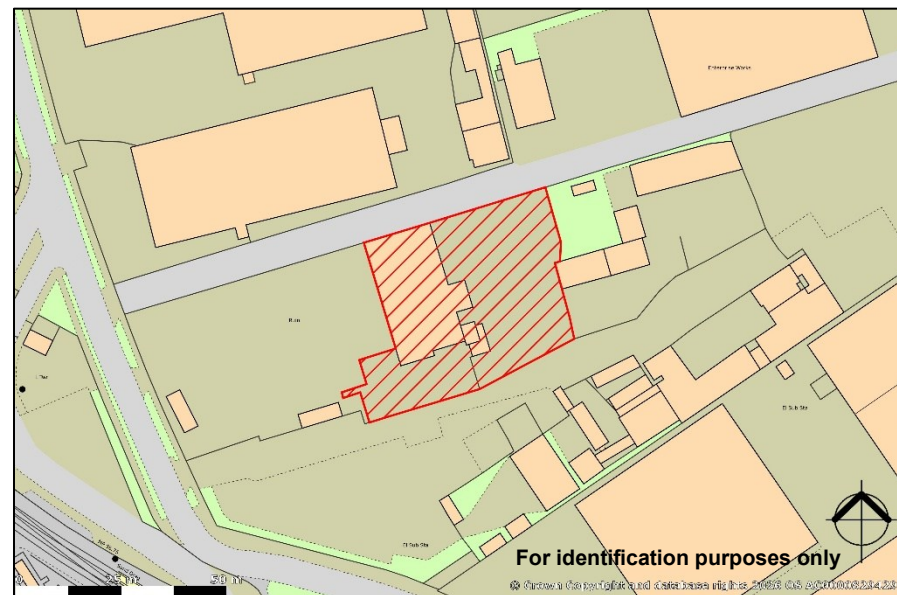
VAT will be chargeable on the terms quoted.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

N/A.



Estate Entrance from Beach Road



Sites 4, 5 & 6

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