UNIT TO LET

2,317 ft² (215 m²)

NEWLY REFURBISHED

CLOSE PROXIMITY TO BRIGHTON

OPTION FOR SECURE YARD





www.ipif.com/meridian

INDUSTRIAL / WAREHOUSE UNITS TO LET

UNIT B4, MERIDIAN INDUSTRIAL ESTATE

NEWTON ROAD, PEACEHAVEN, BN10 8JQ

IPIF





LOCATION

Meridian Industrial Estate is the principal business area within Peacehaven. It is located adjacent to the Meridian Centre and Peacehaven Leisure Centre, approximately ½ mile to the north of the A259 South Coast Road. Brighton is located approximately 6 miles to the west, with Newhaven approximately 4 miles to the east.



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SAT NAV BN10 8JQ



On behalf of the Landlord

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DESCRIPTION

The property comprises of purpose built steel framed light industrial/warehouse unit with part brickwork and part blockwork walls and a concrete floor.

SPECIFICATION

- Newly refurbished
- Separate personnel entrance door
- WC
- Up and over loading door
- 3 phase electricity
- Situated on an established estate
- Forecourt and loading area - option to fence off to create a secure yard

ACCOMMODATION

The unit comprises of the following gross internal areas (EPC to be reassessed following refurbishment):

UNIT B4	FT²	M²	EPC
Total	2,317	215	B-43



LEASE TERMS

The units are available on new full repairing and insuring leases.

BUSINESS RATES

Available upon request.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



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