

The logo consists of an orange parallelogram shape with the letters 'SHW' in white, bold, sans-serif font inside it.

SHW

**MAKING
PROPERTY
WORK**
SHW.CO.UK



TO LET

INDUSTRIAL AND WAREHOUSE – 2,375 – 7,797 SQ FT (220.60 – 724.36 SQ M)

Units F-J, Norton Road Business Park, Norton Road, Newhaven, East Sussex, BN9 0FN

LOCATION

Newhaven is an important south coast port and town located approximately 9 miles to the east of Brighton, 7 miles south of Lewes and 13 miles west of Eastbourne. The A259 South Coast Road provides east-west access, whilst the A26 runs northwards, linking with the A27 approximately 5 miles to the north of Newhaven.

Norton Road Business Park forms part of the established Beach Road industrial area to the south-east of Newhaven town centre. The site is located on the east side of Beach Road, between Norton Road and Beach Close.

DESCRIPTION

The industrial units are of steel portal frame construction, with brick/block and metal cladding construction. The roof is also profiled metal clad incorporating translucent panels for natural light.

Unit F is a more modern addition albeit provides a similar specification to the rest of the terrace.

All the units benefit from forecourt car parking and loading.

ACCOMMODATION

We understand the units have the following approximate floor areas (GIA):-

	SQ FT	SQ M
Unit F – UNDER OFFER	5,267	489.33
Unit G – UNDER OFFER	2,337	217.13
Unit H	2,390	222.00
Unit I	2,375	220.6
Unit J	3,032	281.64
TOTAL	7,797	1,430.70

AMENITIES

- B1 / B8 industrial units
- Situated on established business park
- On site parking
- Good yard provision
- Units from c. 2,300 sq ft
- Good access to the A259 and A26

RENT

£11.50 psf

RATES

The Rateable Value is to be re-assessed.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

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

EPC

An EPC is being prepared and will be available shortly.



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