

UNITS TO LET

FROM **3,058 ft²**



GOOD LINKS &
PROXIMITY TO BRIGHTON



REFURBISHED
UNITS



PARKING
SPACES



INDICATIVE



www.ipif.com/meridian

INDUSTRIAL / WAREHOUSE UNITS TO LET

MERIDIAN INDUSTRIAL ESTATE
NEWTON ROAD, PEACEHAVEN, BN10 8JQ

IPIF



On behalf of the landlord

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DESCRIPTION

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

SPECIFICATION

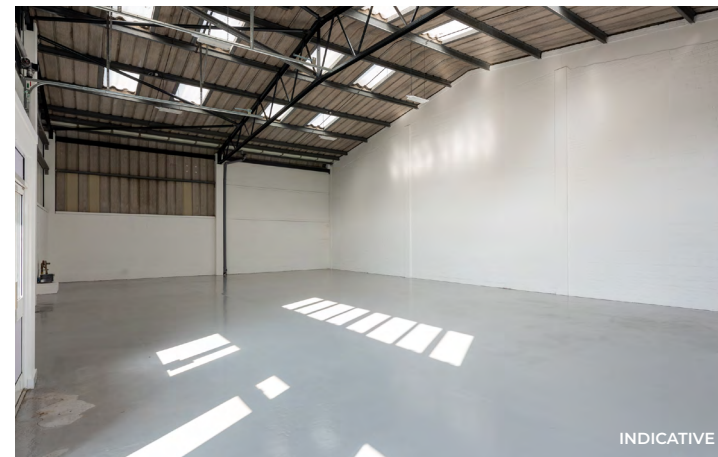
- Refurbished units
- Separate personnel entrance doors
- WCs
- Up and over loading doors
- 3 phase power
- Situated on an established estate
- Forecourt and loading areas

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

UNIT E2	M ²	FT ²	EPC
TOTAL	284	3,058	D-76

UNIT E3	M ²	FT ²	EPC
TOTAL	289	3,108	B-29



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



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