TO LET

Modern Industrial & Warehouse Unit

UNITS 1B & 2

NEWTOWN ROAD TRADE PARK

NEWTOWN ROAD, HOVE, EAST SUSSEX, BN3 7BA

1B: 2,542 sq ft (236 sq m)
2: 2,365 sq ft (220 sq m)

Total: 4,907 sq ft (456 sq m)

Units can be let individually or combined

HARGREAVES
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PROPERTY DETAILS

The units are ideally situated at the heart of the estate, occupying a prominent mid-terrace position with excellent frontage and visibility.

Available to let individually or as a combined offering, the units are versatile and well-suited to a variety of uses — including trade counter, warehousing, storage, or distribution — subject to the landlord's consent and any required planning approvals.

Each unit features a generous 5.9-metre eaves height, warehouse lighting, an attractive glazed showroom pedestrian style entrance, a sectional loading door and a rear fire escape. Additional benefits include three-phase power supply and prominent exposure on the estate's totem signage.

Externally, the property provides dedicated forecourt parking and loading areas to the front, with further access to some additional communal parking.

SCHEDULE OF ACCOMODATION

	SQ FT	SQ M
UNIT 1B	2,542	236
UNIT 2	2,365	220
TOTAL	4,907	456

5.9m

5.9 METRE EAVES HEIGHT

LOADING DOOR

3 PHASE POWER SUPPLY

EASY ACCESS TO A27

WAREHOUSE & OFFICE

FORECOURT PARKING

Unit 2 Pictured

PROPERTY
LOCATION

The Newtown Road Trade Park enjoys a highly prominent position serving the wider Brighton and Hove area. Ideally situated opposite Goldstone Retail Park and just off the A270 Old Shoreham Road, the estate offers excellent connectivity and is within easy walking distance of Hove Railway Station and the town's local amenities.

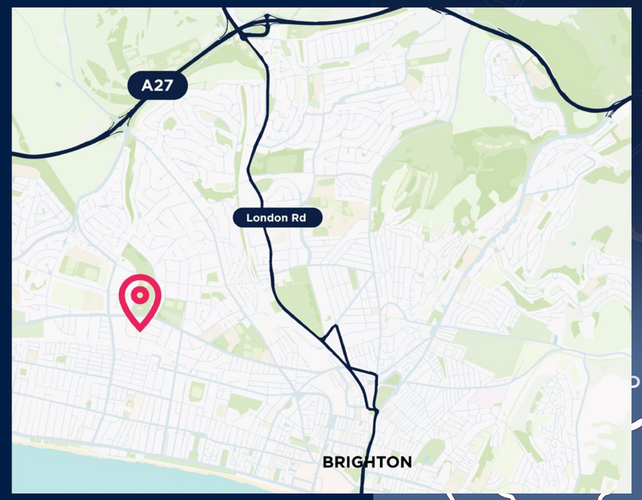
The surrounding area features a strong mix of well-established national and local occupiers, including City Electrical Factors, HSL, Speedy Hire, Rexel, Wolseley, Car Parts & Accessories, TLC Electrical, Oak Furnitureland, Jewson, Furniture Village, Lidl, Pets at Home, DFS, Sofology, TK Maxx, and Kitchen Store.

The location is also benefiting from significant ongoing redevelopment and investment, further enhancing its appeal as a prime trade park destination.

A27	**6 Minutes**
A23	**8 Minutes**
M25	**40 Minutes**

SAT NAV: BN3 7BA
///brings.bubble.term

UNITS 1B AND 2 NEWTOWN ROAD TRADE PARK, NEWTOWN ROAD, HOVE, EAST SUSSEX, BN3 7BA



CONNECTIONS

	Miles	Time
A27	2.6	6 mins
BRIGHTON	2.9	15 mins
GATWICK AIRPORT	26	32 mins
LONDON (M25)	33	40 mins
PORTSMOUTH DOCKS	52	1hr 18 mins
SO'TON DOCKS	62	1hr 36 mins

FURTHER **INFORMATION**

TERMS: An effective full repairing and insuring lease is available on new terms to be negotiated and agreed.

PRICE: Price upon application.

VAT: VAT will be chargeable on the terms quoted.

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

Rateable Values: Unit 1B Future rateable value (from 1 April 2026) £27,750 / Unit 2 Future rateable value (from 1 April 2026) £32,500

EPC:
Unit 1B – 67 C

Unit 2 – To follow

AGENT **DETAILS**

SHW

Charlie Patey-Johns
07943 594313
cpatey-johns@shw.co.uk

OWNED AND MANAGED BY:

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

01903 777777

hargreaves.co.uk

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Rustington House, Worthing
Road, Rustington, West Sussex,
BN16 3PS

01903 777777

OUR COMMITMENT TO
OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us