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TO LET

INDUSTRIAL AND WAREHOUSE – 6,209 SQ FT (576.82 SQ M)

Unit 10, Grange Industrial Estate, Albion Street, Southwick, BN42 4EN

DESCRIPTION

The unit comprises a modern L-shaped showroom and warehouse building with integral offices. It is arranged on two floors and totals 6,209 sq ft. The unit which has window frontages to both Albion Street (A259) coast road and Grange Road is of steel frame construction with brick and profiled sheet clad elevations.

Loading and parking is to the rear of the property, on the Grange Industrial Estate.

LOCATION

The unit is situated in a prominent position on the corner of Albion Street, the main A259 Coast road and Grange Road on the Grange industrial estate in Southwick.

The estate is located approximately 1.5 miles to the east of Shoreham town centre and 5 miles west of Brighton city centre. It has access to the A27 south Coast Trunk road via Shoreham town centre.

The estate is accessed via an access way between a new Safestore and the Grange Estate with access for loading being from the estate, although there is a pedestrian access on to Grange Road.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
GROUND FLOOR:		
Showroom	2,393	222.31
Warehouse	862	80.08
FIRST FLOOR:		
Mezzanine store	1,632	151.61
Office/storage	1,167	108.41
Outside garage	155	14.4
TOTAL	**6,209**	**576.81**

AMENITIES / OPPORTUNITY

- Showroom and office areas
- 28 ft 3 ins window frontage to Albion Street
- 21 ft window frontage to Grange Road
- Roller shutter loading door
- Loading and parking area
- Male and female WCs

RENT

£55,000 PAX

LEASE TERMS

A new full repairing and insuring lease for a term to be agreed.
NB: The freehold may also be available.

RATES

The current Rateable Value of the property is £39,750.

VAT

VAT will be chargeable on the terms quoted.

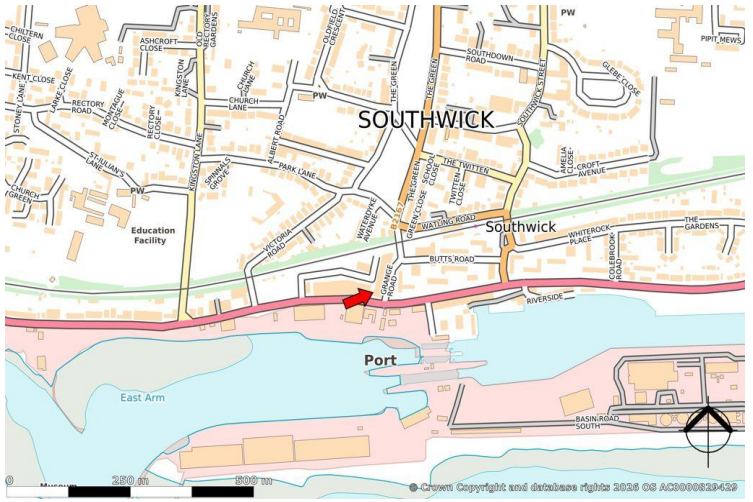
LEGAL COSTS

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

EPC

51-75 **C**

60 C





VIEWINGS – 01273 876 200

David Martin t: 01273 876 212 e: dmartin@shw.co.uk
Lewis Austin t: 01273 876 209 e: laustin@shw.co.uk
Harry Whitaker t: 01273 876 212 e: hwhitaker@shw.co.uk

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