



**Open storage site with office and workshops  
To Let on a new lease**

**Site at Broomham Lane (with  
frontage to B2124)**

Laughton, BN8 6JQ

Open Storage

**TO LET**

**24,990 sq ft**

(2,321.65 sq m)

- Gated open storage site
- Parking for multiple vehicles
- Office and workshops

# Site at Broomham Lane (with frontage to B2124), Laughton, BN8 6JQ

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 24,990 sq ft                       |
| Rent           | £52,000 per annum                  |
| Business Rates | Upon Enquiry                       |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## Description

A rectangular open storage site with good access from the main road. The site has a total area of approximately 25,000sq ft (2322sq m).

## Accommodation

The accommodation comprises the following areas:

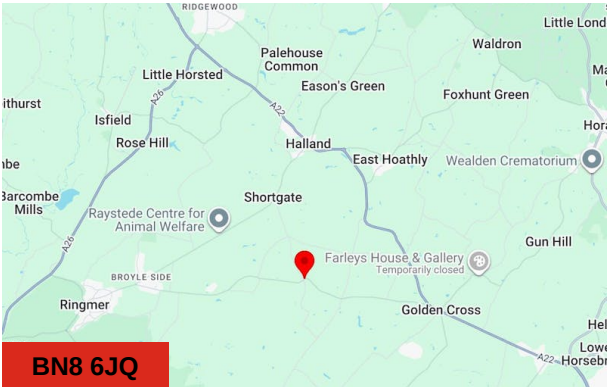
| Description        | sq ft         | sq m            |
|--------------------|---------------|-----------------|
| Yard               | 23,163        | 2,151.91        |
| Warehouse/workshop | 1,609         | 149.48          |
| Office             | 218           | 20.25           |
| <b>Total</b>       | <b>24,990</b> | <b>2,321.64</b> |

## Location

The site is close to the junction of Broomham Lane, as it meets the B2124 Lewes Road, running between Laughton village and Golden Cross. Main road links are very easily accessible with the A22 taking traffic north towards London and the A27 running from east and west.

## Terms

The site and buildings are available to let on a new lease, with terms to be agreed, at an initial rent of £52,000 per annum, exclusive of all other outgoings.



## Viewing & Further Information



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