



## Quarry Road Industrial Estate

Newhaven, BN9 9DD

**A variety of office & warehouse units available to let on a flexible/ temporary basis**

**411 to 21,146 sq ft**  
(38.18 to 1,964.53 sq m)

- GREAT VALUE
- FLEXIBLE TERMS
- AVAILABLE STRAIGHT AWAY

# Quarry Road Industrial Estate, Newhaven, BN9 9DD

## Summary

<b>Available Size</b>	411 to 21,146 sq ft
<b>Rent</b>	£3,000 - £176,200 per annum exclusive of rates, VAT & all other outgoings.
<b>Business Rates</b>	TBA on individual units
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - Temporary building (less than 2 years)

## Description

A variety of offices & warehouse units situated on The Quarry Road Industrial Estate. Some of the spaces also benefit from external hardstand spaces in addition to the internal space. In addition a variety of features also include on some units electric loading doors, 3 phase electric, water supply & car parking spaces.

## Location

Newhaven is situated to the east of Brighton, West of Eastbourne & South of Lewes on the Sussex Coast. It is a port town & well known for it's ferry crossings to Dieppe. Quarry Road is located on the western side of the town close to Newhaven Football Club within an area seeing much in the way of improvements & development.

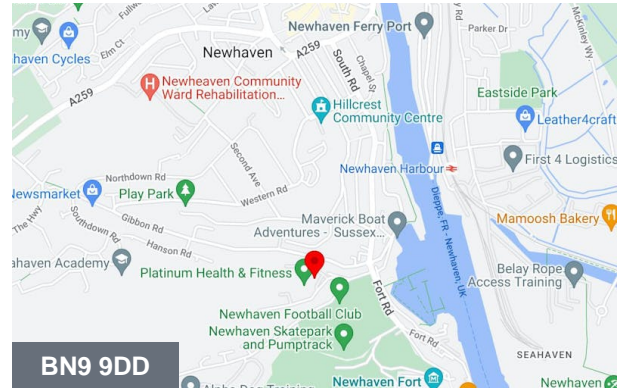
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Warehouse-1	8,591	798.13	£45,000 per annum per annum exclusive of rates, VAT & all other outgoings	Available
Unit - Warehouse 5	4,596	426.98	£30,000 per annum exclusive of rates, VAT & all other outgoings	Available
Unit - Warehouse 8	3,649	339	£30,000 per annum exclusive of rates, VAT & all other outgoings	Available
1st - Offices 9,10 & 11	693	64.38	£5,000 per annum per annum exclusive of rates VAT & all other outgoings	Available
1st - Offices 12/13	411	38.18	£3,000 per annum exclusive of rates, VAT & all other outgoings	Available
2nd - Office & Boardroom	1,423	132.20	£13,200 per annum exclusive of rates VAT & all other outgoings	Available
Ground - Warehouse 12a with Offices	1,810	168.15	£16,800 per annum exclusive of VAT, rates, and all other outgoings	Available
<b>Total</b>	<b>21,173</b>	<b>1,967.02</b>		

## Terms

Available to rent by way of lease or licence for a term certain of 12 months with a rolling mutual break of 3 months notice thereafter



## Viewing & Further Information



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