



2nd floor Office & Boardroom, Trafalgar House

Quarry Road Industrial Estate, Newhaven, BN9 9DD

**Office space available to let
on a flexible/ temporary
basis**

1,423 sq ft
(132.20 sq m)

- GREAT VALUE
- FLEXIBLE TERMS
- AVAILABLE STRAIGHT AWAY
- SECOND FLOOR

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Summary

Available Size	1,423 sq ft
Rent	£13,200 per annum exclusive of rates, VAT & all other outgoings.
Business Rates	TBA on individual units
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Temporary building (less than 2 years)

Description

Office space situated on The Quarry Road Industrial Estate

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 its 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
Ground	1,423	132.20
Total	1,423	132.20

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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