



Warehouse 8

Quarry Road Industrial Estate, Newhaven, BN9 9DD

Warehouse unit available to let on a flexible/ temporary basis

3,649 sq ft
(339 sq m)

- GREAT VALUE
- FLEXIBLE TERMS
- AVAILABLE STRAIGHT AWAY
- LARGE SPACE

Warehouse 8, Quarry Road Industrial Estate, Newhaven, BN9 9DD

Summary

Available Size	3,649 sq ft
Rent	£30,000 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

Warehouse 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.

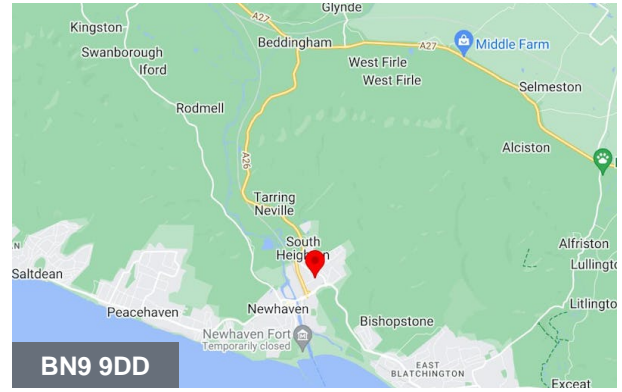
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,649	339	Available
Total	3,649	339	

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



Max Pollock

01273 109104 | 07764 794936

max@eightfold.agency



Jack Bree

01273 109121

jack@eightfold.agency



James Hawley

01273 093767 | 07935 901 877

james@eightfold.agency

