



INDUSTRIAL / LIGHT INDUSTRIAL / MOTORTRADE / RETAIL - WAREHOUSE / WAREHOUSE TO LET

## QUARRY ROAD INDUSTRIAL ESTATE

Newhaven, BN9 9DD

WAREHOUSE UNITS AVAILABLE TO LET ON A  
FLEXIBLE/ TEMPORARY BASIS

834 TO 24,432 SQ FT

**Eightfold**  
property

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# Summary

<b>Available Size</b>	834 to 24,432 sq ft
<b>Rent</b>	£10,800 - £169,800 per annum exclusive of rates, VAT & all other outgoing.
<b>Business Rates</b>	TBA on individual units
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Warehouse 2	2,300	213.68	£25,000 /annum	Available
Ground - Warehouse 4	3,448	320.33	£18,000 /annum	Available
Ground - Warehouse 5a	834	77.48	£10,800 /annum	Let
Ground - Warehouse 5b	873	81.10	£10,800 /annum	Let
Ground - Warehouse 5c	873	81.10	£10,800 /annum	Let
Ground - Warehouse 5d	873	81.10	£10,800 /annum	Available
Ground - Warehouse 5e	873	81.10	£10,800 /annum	Available
Ground - Warehouse 8a	1,738	161.47	£18,000 /annum	Let
Ground - Warehouse 8b/c	1,746	162.21	£18,000 /annum	Let
Ground - Warehouse 10	2,859	265.61	£24,000 /annum	Available
Ground - Warehouse 11 / 12	8,591	798.13	£45,000 /annum	Available
Ground - Unit 2	1,024	95.13	£15,000 /annum	Available
<b>Total</b>	<b>26,032</b>	<b>2,418.44</b>		

## Description

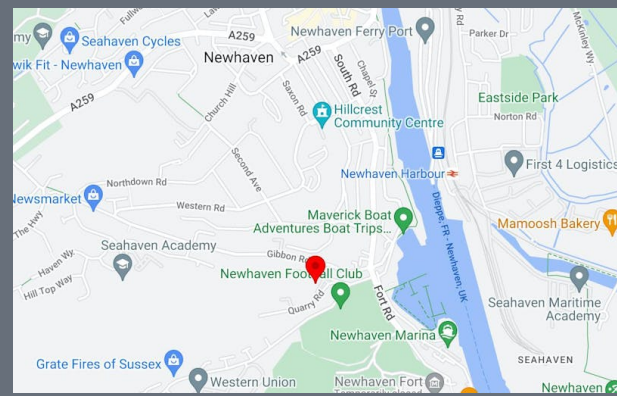
Warehouse units situated on The Quarry Road Industrial Estate. Some of the units benefit from electric loading doors, 3 phase electric, water supply & car parking spaces.

## 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 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.

## Terms

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



## Get in touch

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## Eightfold Property

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