



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

## **WAREHOUSE 2, QUARRY ROAD INDUSTRIAL ESTATE**

Newhaven, BN9 9DD

**INDUSTRIAL UNIT AVAILABLE TO LET ON A  
FLEXIBLE/ TEMPORARY BASIS**

2,300 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)

# Summary

<b>Available Size</b>	2,300 sq ft
<b>Rent</b>	£25,000 per annum exclusive of rates, VAT & all other outgoings.
<b>Rates Payable</b>	£6,736.50 per annum Based on 2023 valuation.
<b>Rateable Value</b>	£13,500
<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

## Description

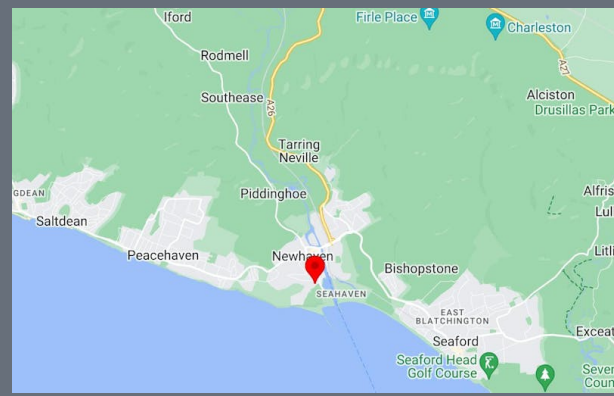
Warehouse unit situated on The Quarry Road Industrial Estate. The unit benefits from roller shutters and large eaves height.

## 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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