



Unit 6B Freshfield Industrial Estate
Stevenson Road, Brighton BN2 0DF

LEASE ASSIGNMENT

**INDUSTRIAL / WAREHOUSE UNIT
WITH PARKING**
162 SQ M (1,744 SQ FT)

Key Features:

- Situated on popular Trade Counter Estate
- Open plan warehouse area
- Central Brighton location
- Roller shutter door to rear
- Parking to front & rear
- Passing rent £72,890 per annum.





Unit 6B Freshfield Industrial Estate Stevenson Road, Brighton BN2 0DF

Location

The Freshfield Business Park is located approximately 1 mile to the east of Brighton City Centre. Access is via the A23 London Road and Edward Street. The Business Park has become increasingly popular with trade counter occupiers.

Accommodation

The property comprises a mid-terrace unit which is suitable for warehouse, trade counter. There are separate frontages for showroom / trade counter and goods loading /unloading. Features include glazed showroom entrance, loading door and parking.

The property has the following approximate Gross Internal Areas (GIA):

	Sq M	Sq Ft
Ground Floor	317.18	3,414
First Office	40.92	440
Total	358.1	3,854



Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use, B2 and B8 (with trade counter) within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

The property is available to let by way of a lease assignment of a FRI lease dated 24 December 2020 and expiring on 24 December 2030 with a passing rent of £72,890 pa ex.

There is an upward only market rent review and break clause on 25 December 2025. The lease is contracted outside of Sections 24-28 of the Landlord and Tenant Act 1954.

EPC

We understand the property has an EPC rating of **B (42)**.

Business Rates

Rateable Value (2023): £65,500

VAT & Legal Fees

Rents and prices are quoted exclusive but may be subject to VAT. Each party to bear their own legal costs incurred.

Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues.

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

Viewings and Further Information

Please contact the sole agents Flude Property Consultants:

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