



**MAKING
PROPERTY
WORK**

SHW.CO.UK

TO LET

INDUSTRIAL AND WAREHOUSE – 3,057 SQ FT (284 SQ M)

9-11 Nevill Road, Rottingdean, BN2 7HH

LOCATION

Rottingdean is a small village located just off the A259 on the East Sussex coast, approximately 4 miles to the east of Brighton. The port of Newhaven is located approximately 6 miles eastwards along the coast. The subject property is situated in a central position just off the High Street on Nevill Road.

DESCRIPTION

The available accommodation is arranged over ground and mezzanine level and comprises offices with ancillary storage, staff facilities and a large warehouse. The property is accessed via Nevill Road and has a secondary access off Park Crescent. Externally, the property benefits from a forecourt yard providing car parking for upto 10 cars.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
First Floor Mezzanine	463	43.01
Ground Floor	2,594	240.98
TOTAL	3,057	283.99

AMENITIES / OPPORTUNITY

- Rare opportunity in the centre of Rottingdean
- Industrial premises with ancillary office space
- Suitable for a variety of uses (STP)
- Extensive car parking
- Front and rear road access
- Property has been owner occupied for 40 years
- Potential to reconfigure premises internally

VAT

VAT will be chargeable on the terms quoted.

TERMS

The property is available to let by way of a new repairing and insuring lease for a term to be agreed.

LEGAL COSTS

Each party is to be responsible for their own legal fees.

EPC

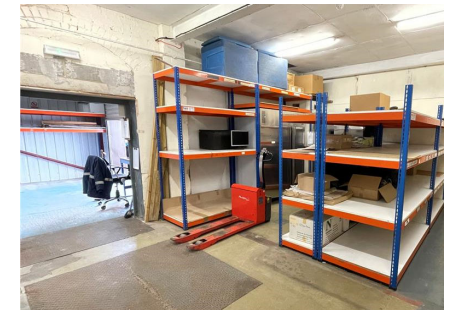
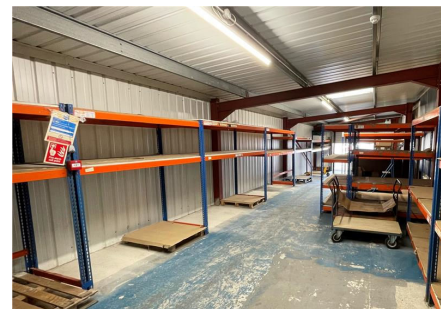
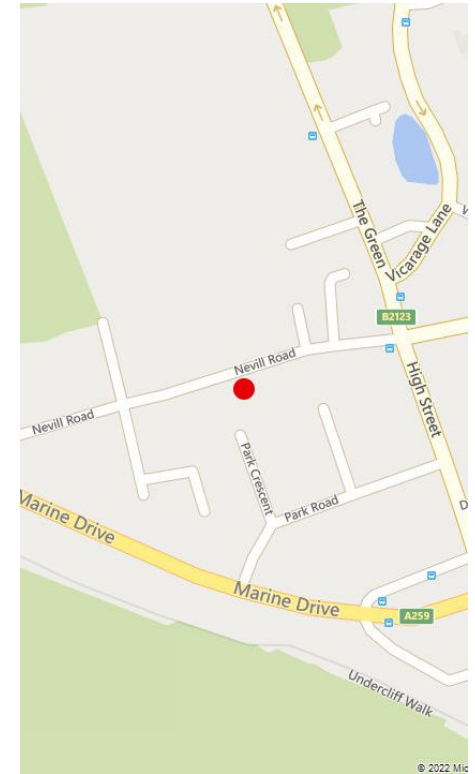
The property has an EPC rating of D77.

SERVICE CHARGE

More information available on request.

BUSINESS RATES

The current 2023 Rateable Value of the property is £12,500.



VIEWINGS – 01273 876 200

Jasmine Dean-Milward t: 01273 876 209

James Bryant t: 01273 876 252

e: jdean-milward@shw.co.uk

e: jbryant@shw.co.uk



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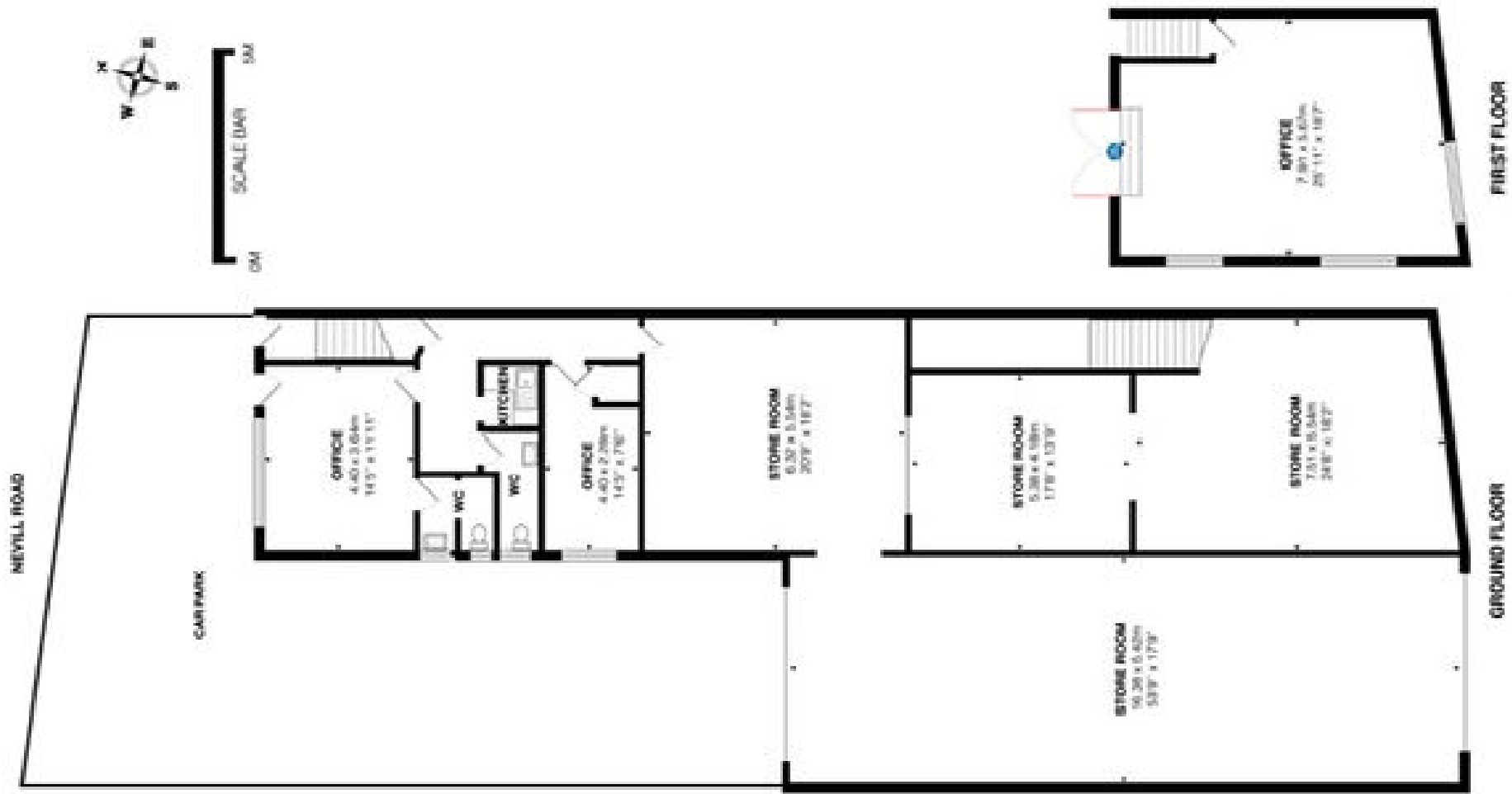


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