



TO LET

INDUSTRIAL AND WAREHOUSE – 13,931 SQ FT (1,294.2 SQ M)

Unit A1/A2, Meridian Industrial Estate, Greenwich Way, Peacehaven, East Sussex, BN10 8JQ

DESCRIPTION

A modern terraced light industrial/warehouse unit with an additional two-storey office section at one end. The building has been newly over-roofed and overclad with new external downpipes. The warehouse, which is accessed via a single loading door, contains a mezzanine at the front and one at the rear which can be removed.

The office section, which interlinks with the warehouse, is on 2 levels and is carpeted and lit, with WCs, kitchen and an external parking area with four electric charging points.

LOCATION

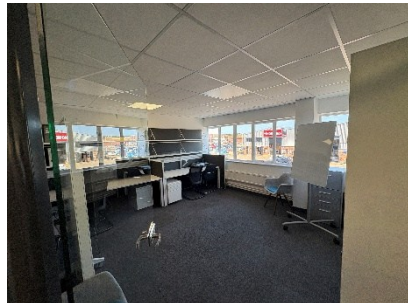
The Meridian Industrial Estate, the principal business area within Peacehaven, is located adjacent to the Meridian Centre and Peacehaven Leisure Centre, approximately ½ mile to the north of the A259 South Coast Road. Brighton is located approximately 6 miles to the west, with Newhaven approximately 4 miles to the east.

ACCOMMODATION (GROSS INTERNAL AREA)

	SQ FT	SQ M
Ground floor office	1,951	181.3
Ground floor warehouse	9,278	861.9
First floor office	2,702	2,51.0
TOTAL	13,931	1,294.2

N.B.1 There are tenant mezzanines totalling 5,727 sq. ft which could be removed.

N.B.2 Unit A3, totalling 13,707 sq. ft, is also available, which could provide a total of 27,638 sq. ft.

**AMENITIES / OPPORTUNITY**

- Newly over roofed and overclad
- One electrically operated loading door
- Three phase electrics and gas supply
- Lighting in the warehouse area
- Forecourt loading and parking areas
- Male and female WCs
- Four electric car charging points

LEASE TERMS

An assignment of our client's 10-year lease from 25/10/24 subject to a rent review at the 5th year. Alternatively, our client's would consider a shorter-term sublease outside the protection of the Landlord and Tenant Act. A sublease is likely to be at a higher rental than the current passing rent which is detailed below.

RENT

£147,450 PAX.

RATES

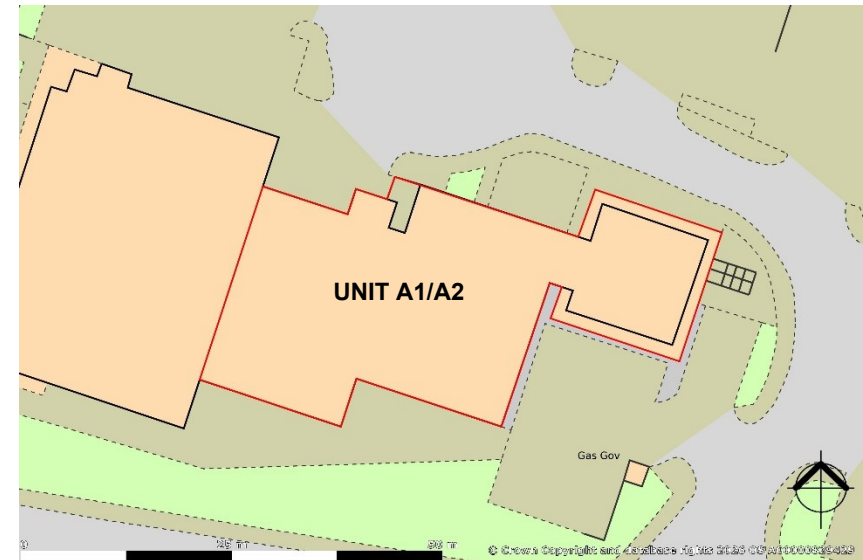
To be reassessed as currently on a single assessment with unit A3.

VAT

VAT will be chargeable on the terms quoted.

EPC

The property has an EPC rating of C-67.

**VIEWINGS – 01273 876 200**

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