



TO LET

Unit 9, Centenary Industrial Estate
Hughes Road, Brighton, East Sussex, BN2 4AW



Key Features

- Situated on established industrial estate
- Convenient access within Brighton
- Accommodation arranged over 2 floors
- 10 car parking spaces
- Suitable for gym / leisure uses
- New effectively FRI lease available
- Rent £55,000 per annum

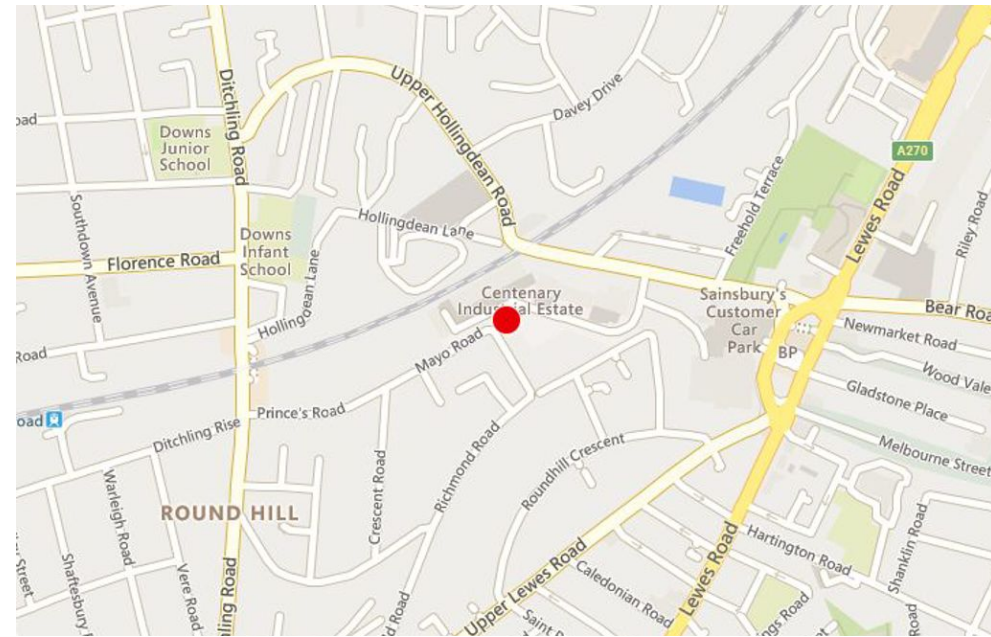




Location & Situation

Brighton and Hove is a vibrant and well connected city on the South Coast, offering an exceptional quality of life and a strong commercial base. The city benefits from a diverse economy, excellent transport links to London and Gatwick Airport, and a highly skilled workforce, making it an attractive location for businesses across the creative, digital, professional, and financial sectors.

Centenary Industrial Estate is located near the Hollingdean Road and Lewes Road (A270) interchange, offering convenient access to the A27. The subject property is situated on the northern side of Hughes Road, an enclosed road that runs through Centenary Industrial Estate.





Description & Accommodation

The subject property is arranged over two floors, constructed with a steel frame and brick foundations, finished with a corrugated sheet metal roof and elevations.

Internally, the unit is currently arranged as warehouse, showroom and office space over the two floors. We understand that two WCs are located on the ground floor of the unit.

There are 10 allocated parking spaces located directly to the front of the unit.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground floor	3,600	334.44
First floor	3,600	334.44
Total	7,200	668.88





Rateable Value

To be assessed.

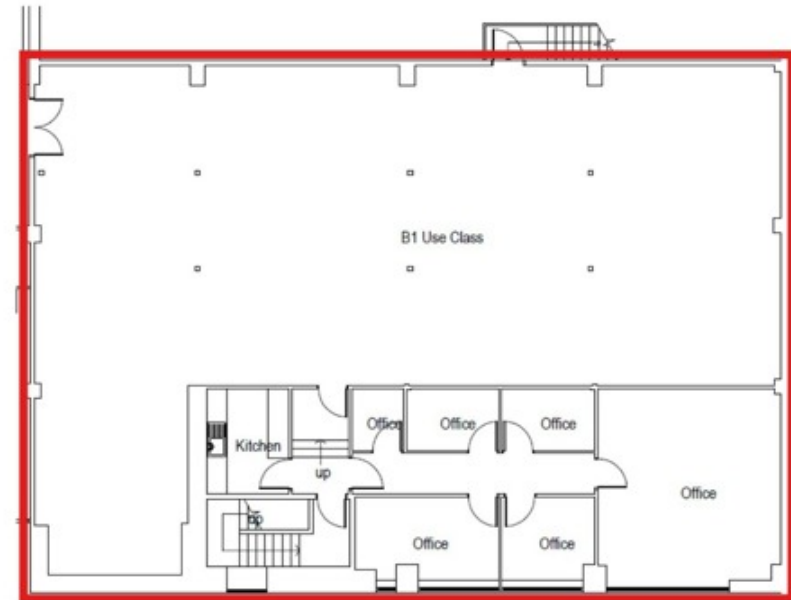
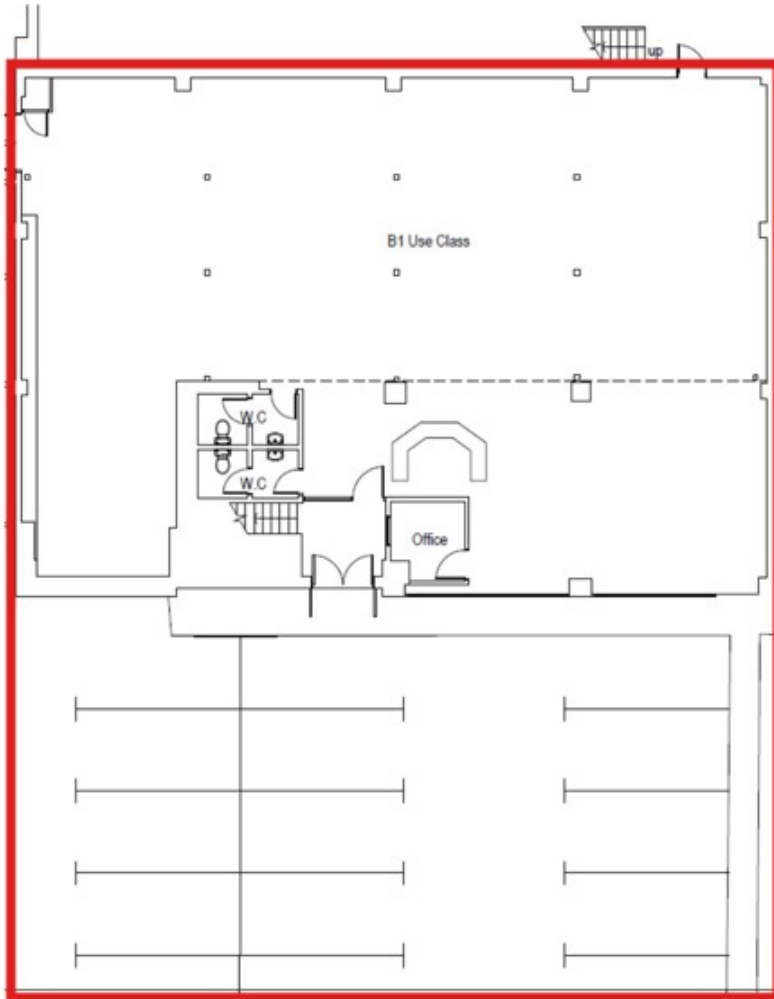
EPC

To be assessed.

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 within the Use Classes Order 2020.





FLOOR PLAN For identification purposes only.



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Terms

The property is available to let by way of a new (effectively) full repairing and insuring lease for a term to be agreed at a commencing rent of £55,000 per annum exclusive.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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22 April 2026

