

WORKSHOP/STORES TO LET

274 – 4,292 sq ft (25.50 – 398.76 sqm)



TO LET

D Block, Units D2 to D7 Old Cement Works, South Heighton BN9 0HS

- Well located on the A26
- Close proximity to Newhaven, A259 & A27
- Mix of warehouses, workshops, stores and office space
- New licences available
- Units can be let individually or together in combinations

Commercial & Residential Property throughout Sussex

Commercial Head Office • 30-31 Foundry Street • Brighton • East Sussex • BN1 4AT • Tel 01273 688882

Commercial & Residential Estate Agents • Relocation Consultancy • Development Advice •
Valuation • Landlord & Tenant • Feasibility Studies • Property Management • Business Rates

www.oakleyproperty.com

LOCATION

The Old Cement Works is a multi-let industrial estate accessed via the A26. Newhaven town centre and port are located 2 miles to the south, with access to the A259 coastal road giving access to Brighton and Eastbourne. To the north, the Beddingham roundabout is 4.5 miles away giving access to the A27 with access to Lewes and the A23.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN9 0HS.

DESCRIPTION

D Block is a single terrace made up of seven workshops/stores. The terrace can be let as one or as individual units and as combinations. The units can benefit from electricity and lighting if required. The units each have concrete floors, sliding access doors and access to the estate WC facilities. The estate is due to have security gates installed with tenants having full access to site 24/7.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M	RENT P.A
Unit D-2	621	57.66	£6,200
Unit D-3	665	61.81	£6,650
Unit D-4	1,207	112.11	£12,070
Unit D-5	274	25.50	£2,740
Unit D-6	615	57.16	£6,150
Unit D-7	910	84.52	£9,100
Total accommodation	4,292	398.76	£46,200

LEASE TERMS

The premises are available to let by way of a new estate licence on terms to be agreed.

VAT

VAT may be applicable on the rent.

USE / PLANNING

We understand the premises fall within class 'E', B2 and B8. The tenant is to make their own enquiries to ensure their use falls within this use class.

BUSINESS RATES

The property is rated currently as a whole with a rateable value of £24,000 per annum. As the units can be split, a re-rating would be required where relevant. For more information on Rates Payable, and the various multipliers now available, please see: [Estimate your business rates - GOV.UK](https://www.gov.uk/estimate-your-business-rates)

ENERGY PERFORMANCE CERTIFICATE

An EPC rating will be provided on request.

LEGAL FEES

Each party is responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. More information on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

Main switchboard: 01273 688 882

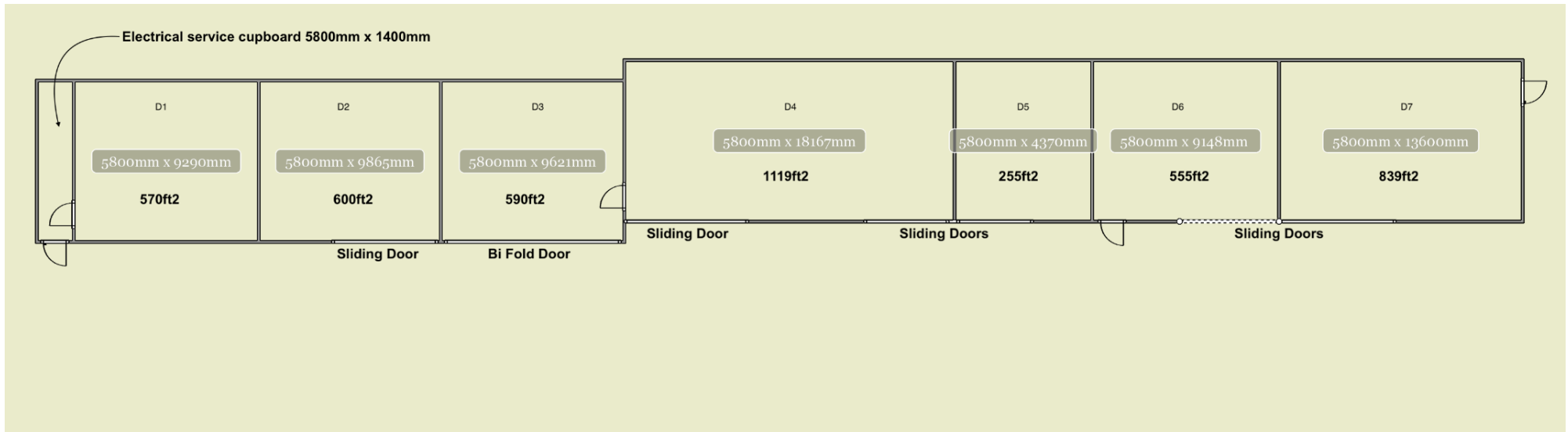
www.oakleyproperty.com

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Your Sussex Property Expert

Floorplan of units



All images, maps, plans and boundaries are for reference purposes and not to scale.

www.oakleyproperty.com

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Oakley

Your Sussex Property Expert



All images, maps, plans and boundaries are for reference purposes and not to scale.

www.oakleyproperty.com

Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



Your Sussex Property Expert