

TO LET

Modern Industrial & Warehouse Unit

UNITS 1B & 2

NEWTOWN ROAD TRADE PARK

NEWTOWN ROAD, HOVE, EAST
SUSSEX, BN3 7BA

1B: 2,542 sq ft (236 sq m)

2: 2,365 sq ft (220 sq m)

Total: 4,907 sq ft (456 sq m)

Units can be let individually or combined

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk



UNITS 1B AND 2 NEWTOWN ROAD TRADE PARK, NEWTOWN ROAD, HOVE, EAST SUSSEX, BN3 7BA

PROPERTY DETAILS

The units are ideally situated at the heart of the estate, occupying a prominent mid-terrace position with excellent frontage and visibility.

Available to let individually or as a combined offering, the units are versatile and well-suited to a variety of uses — including trade counter, warehousing, storage, or distribution — subject to the landlord's consent and any required planning approvals.

Each unit features a generous 5.9-metre eaves height, warehouse lighting, an attractive glazed showroom pedestrian style entrance, a sectional loading door and a rear fire escape. Additional benefits include three-phase power supply and prominent exposure on the estate's totem signage.

Externally, the property provides dedicated forecourt parking and loading areas to the front, with further access to some additional communal parking.

SCHEDULE OF ACCOMODATION

	SQ FT	SQ M
UNIT 1B	2,542	236
UNIT 2	2,365	220
TOTAL	4,907	456

4.25m
↑
↓
5.9 METRE
EAVES HEIGHT



LOADING
DOOR



3 PHASE
POWER SUPPLY



EASY ACCESS
TO A27



WAREHOUSE &
OFFICE



FORECOURT
PARKING



Unit 2 Pictured

UNITS 1B AND 2 NEWTOWN ROAD TRADE PARK, NEWTOWN ROAD, HOVE, EAST SUSSEX, BN3 7BA

PROPERTY LOCATION

The Newtown Road Trade Park enjoys a highly prominent position serving the wider Brighton and Hove area. Ideally situated opposite Goldstone Retail Park and just off the A270 Old Shoreham Road, the estate offers excellent connectivity and is within easy walking distance of Hove Railway Station and the town's local amenities.

The surrounding area features a strong mix of well-established national and local occupiers, including City Electrical Factors, HSL, Speedy Hire, Rexel, Wolseley, Car Parts & Accessories, TLC Electrical, Oak Furnitureland, Jewson, Furniture Village, Lidl, Pets at Home, DFS, Sofology, TK Maxx, and Kitchen Store.

The location is also benefiting from significant ongoing redevelopment and investment, further enhancing its appeal as a prime trade park destination.

A27	6 Minutes
A23	8 Minutes
M25	40 Minutes

SAT NAV: BN3 7BA
[///brings.bubble.term](http://brings.bubble.term)



UNITS 1B AND 2 NEWTOWN ROAD TRADE PARK, NEWTOWN ROAD, HOVE, EAST SUSSEX, BN3 7BA

FURTHER INFORMATION

TERMS: An effective full repairing and insuring lease is available on new terms to be negotiated and agreed.

PRICE: Price upon application.

VAT: VAT will be chargeable on the terms quoted.

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

EPC:
Unit 1B - 67 C

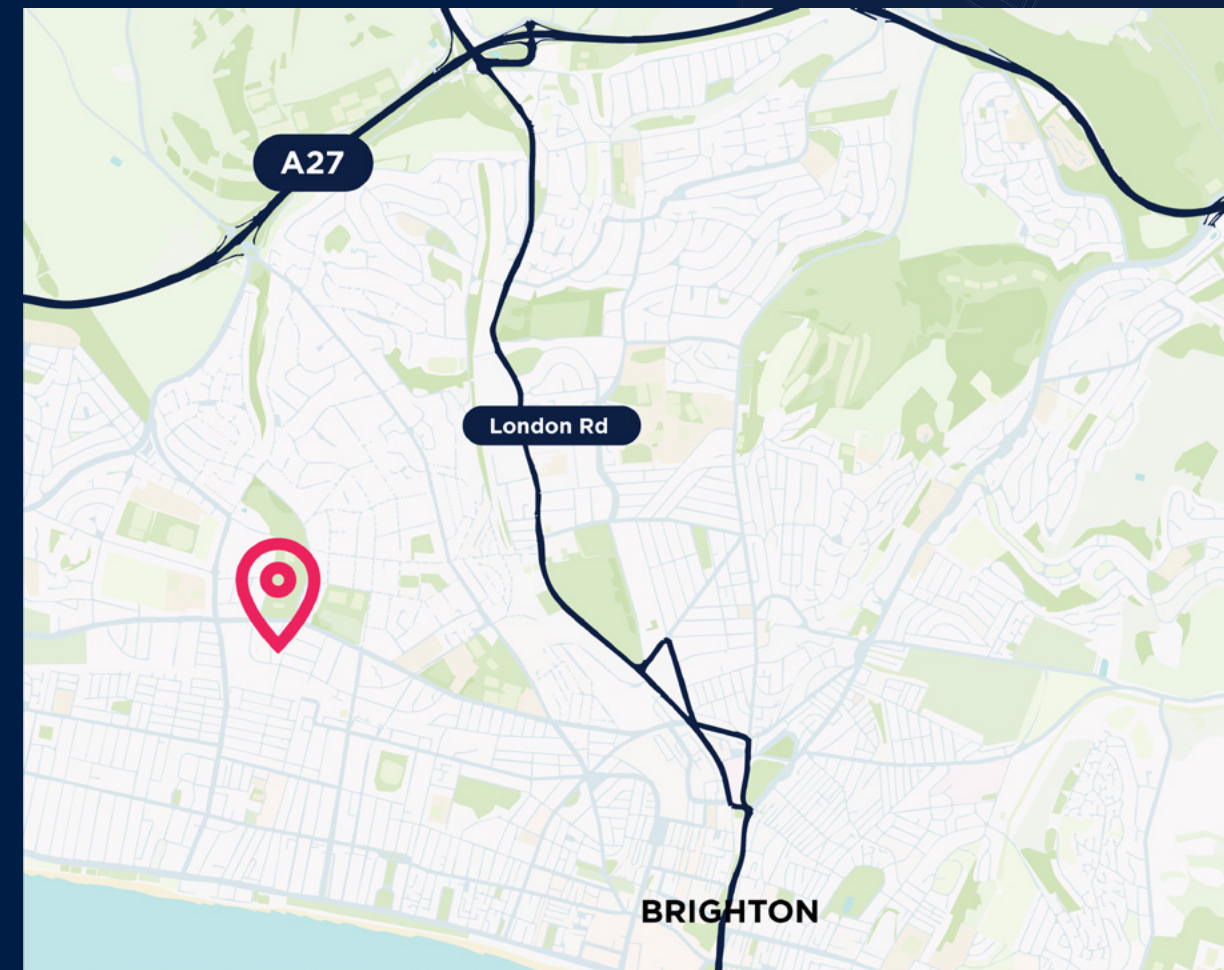
Unit 2 - To follow

AGENT DETAILS

SHW

James Bryant
07947 373875
jbryant@shw.co.uk

Charlie Patey-Johns
07943 594313
cpatey-johns@shw.co.uk



CONNECTIONS	Miles	Time
A27	2.6	6 mins
BRIGHTON	2.9	15 mins
GATWICK AIRPORT	26	32 mins
LONDON (M25)	33	40 mins
PORTSMOUTH DOCKS	52	1hr 18 mins
SO'TON DOCKS	62	1hr 36 mins



OWNED AND MANAGED BY:



01903 777777

hargreaves.co.uk

Misrepresentation Act: Hargreaves and their agents give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the Hargreaves or their agents has any authority to make any representation or warranty whatsoever in relation to this property. Brochure by Virtualoom.

INDUSTRIAL & WAREHOUSE | UNITS 1B & 2 NEWTOWN ROAD TRADE PARK

UNITS 1B AND 2 NEWTOWN ROAD TRADE PARK,
NEWTOWN ROAD, HOVE, EAST SUSSEX, BN3 7BA

OUR COMMITMENT TO OUR CUSTOMERS

Hargreaves, established 60 years ago, is a family-owned property investment and development business. Our properties are concentrated along the south coast and increasingly across the wider southeast. As a long-term investor, we take pride in what we own and in our responsibilities within the communities in which we operate. We have three core principles that we uphold:

- Build long term relationships with our customers and help them achieve their goals by providing high quality real estate solutions to suit their needs.
- Deliver a best-in-class property management service from our locally based offices in Rustington.
- Execute on our commitment to our environmental and social goals to achieve better solutions for people and the local environment.

For full details please visit:

www.hargreaves.co.uk/about-us



Rustington House, Worthing
Road, Rustington, West Sussex,
BN16 3PS

01903 777777

INDUSTRIAL & WAREHOUSE | UNITS 1B & 2 NEWTOWN ROAD TRADE PARK