



TO LET/FOR SALE

Unit B12 Enterprise Trading Estate
Crowhurst Road, Brighton, East Sussex, BN1 8AF



Key Features

- Situated on busy estate to the North of Brighton
- Car parking to front of unit and further allocated space on estate
- Internal mezzanine floor to be included
- Roller shutter door 3.9 (high) x 3.5 (wide)
- Within 350m of the A27 Brighton by-pass
- For sale £295,000 for long leasehold interest + VAT.

Location & Situation

The property is situated on an established industrial estate to the north of Brighton city centre, just off the A27 Brighton by-pass. Road communications are good with the A23 junction only a few minutes' drive away offering access to Gatwick, the M23, M25 and national motorway network.

Description & Accommodation

The unit comprises a mid-terrace purpose built industrial / warehouse unit made of reinforced concrete framed construction with profiled metal cladding and a double skin roof. The unit provides ground floor open plan light industrial / showroom accommodation with a mezzanine. There is a yard to the front with designated parking on the estate.

The property comprises an open plan workshop / warehouse unit with both a roller shutter door and pedestrian access point. There is a WC located on the ground floor. There is a mezzanine within the unit that will be left and first floor office, where a stair case or mezzanine extension will need to be constructed to reestablish access.

Area	Sq Ft	Sq M	Status
Ground Floor	1,015	94.29	For Sale / To Let
Mezzanine Floor	340	31.59	For Sale / To Let
Total	1,355	125.88	



Rateable Value

The property is currently assessed in conjunction with another unit.

Should you require guidance on the Rateable Value please contact the agent for more information.

EPC

We understand the property has an EPC rating of C (expiry date - 06/09/2030).

Planning

We anticipate that the premises benefit from Class B2 / B8 / E uses within the Use Classes Order 1987 (as amended).

However, interested parties should make their own planning enquiries and satisfy themselves in this regard.

Terms

Our client's interest is a 125 year lease for a term of 125 years from the 26th March 1985, and is for sale at a guide price of £295,000 plus VAT.

The current ground rent is £1,800 per annum.

The current year's annual service charge is £616 pax and the building insurance is £585.16 pax.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand the property is elected for VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater. This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.

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22 June 2026

