



Newhaven Port Offices, Newhaven, BN9 0BG

Modernised office suites with excellent views - one suite remaining

- £850 pcm - 751 sq ft
- Use of Conference Room & Dining Room facilities
- Air Conditioning
- Adjoining mainline Railway Station
- Semi-inclusive Rents
- Skirting Trunking
- Easy Access to A27

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Summary

Available Size	751 sq ft
Rent	£10,200 per annum All rents are inclusive of service charge, electricity, water and exclusive of business rates, VAT and all other outgoings.
Business Rates	The suites are to be let on separate agreements and if let accordingly it is expected each will qualify for 100% Small Business Rates Relief. Tenants however should make their own enquiries.
VAT	Applicable
Legal Fees	Ingoing Tenant to be liable for a contribution to the Landlords Lease preparation cost of £350 Plus VAT
EPC Rating	B (28)

Description

A range of office suites available as separate units with excellent views and with the use of a large conference room and superior kitchen/dining facilities.

Location

The premises form part of the Newhaven Port Authorities building at the entrance to the Port and are all located on the first floor. Recently refurbished to a high standard they provide superior space in a convenient location adjacent to Newhaven railway station. Brighton is approximately 9 miles distant (via the A259 Coast Road) and there is easy access (via A26) to the A27 and subsequently the National Motorway Network.

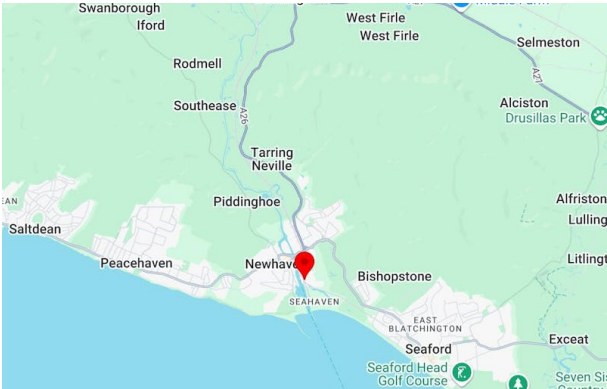
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
1st - Suite 2	497	46.17	£700 /month	Let
1st - Suite 3	590	54.81	£833.33 /month	Let
1st - Suite 4	751	69.77	£850 /month	Available
Total	1,838	170.75		

Terms

Available on flexible Lease Terms, outside the provisions of S24-S28 Landlord & Tenant Act 1954 (security of tenure)



Viewing & Further Information

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