

# UNIT TO LET

## 2,317 ft<sup>2</sup> (215 m<sup>2</sup>)



NEWLY  
REFURBISHED



CLOSE PROXIMITY  
TO BRIGHTON



OPTION FOR  
SECURE YARD



[www.ipif.com/meridian](http://www.ipif.com/meridian)

INDUSTRIAL / WAREHOUSE UNITS TO LET

**UNIT B4, MERIDIAN** INDUSTRIAL ESTATE  
NEWTON ROAD, PEACEHAVEN, BN10 8JQ

**IPIF**



On behalf of the Landlord



**Rachel Sharman**  
 rachel.sharman@ipif.co.uk



**James Bryant**  
 jbryant@shw.co.uk  
 01273 876 252



## DESCRIPTION

The property comprises of purpose built steel framed light industrial/warehouse unit with part brickwork and part blockwork walls and a concrete floor.

## SPECIFICATION

- Newly refurbished
- Separate personnel entrance door
- WC
- Up and over loading door
- 3 phase electricity
- Situated on an established estate
- Forecourt and loading area - option to fence off to create a secure yard

## ACCOMMODATION

The unit comprises of the following gross internal areas (EPC to be reassessed following refurbishment):

UNIT B4	FT <sup>2</sup>	M <sup>2</sup>	EPC
<b>Total</b>	2,317	215	B-43



## LEASE TERMS

The units are available on new full repairing and insuring leases.

## BUSINESS RATES

Available upon request.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.



On behalf of the Landlord



Rachel Sharman  
rachel.sharman@ipif.co.uk



James Bryant  
jbryant@shw.co.uk  
01273 876 252