



**TO LET/FOR SALE**

Unit B14 Enterprise Trading Estate  
Crowhurst Road, Brighton, 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
- Roller shutter door 3.9m high x 3.5m 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 an end-of-terrace purpose built industrial / warehouse unit made of reinforced concrete framed construction with profiled metal cladding and a double skin roof.

Internally, the unit provides ground floor open plan light industrial / showroom accommodation with a mezzanine. The premises benefit from a roller shutter door, pedestrian access point and WC. There is a small yard to the front with additional designated parking on the estate.

The accommodation has the following approximate Gross Internal Area (GIA):

Area	Sq Ft	Sq M
Ground Floor	1,015	94.29
Mezzanine	340	31.59
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 E (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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22 June 2026

