TO LET

Industrial / Warehouse Unit To Let

UNITS 6B & 6C

FRESHFIELD INDUSTRIAL ESTATE, STEVENSON ROAD,

BRIGHTON, EAST SUSSEX, BN2 0DF

UNIT 6B - 3,942 SQ FT / 366 SQ M
UNIT 6C - 3,942 SQ FT / 366 SQ M
COMBINED SIZE OF 7,884 SQ FT / 732 SQ M

UNITS CAN BE LET INDIVIDUALLY OR COMBINED

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

www.hargreaves.co.uk



UNIT 6B & 6C, **FRESHFIELD INDUSTRIAL ESTATE, STEVENSON ROAD**
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5.9m

5.9 METRE EAVES HEIGHT

LOADING DOOR

3 PHASE POWER SUPPLY

EASY ACCESS TO A27

WAREHOUSE & OFFICE

FORECOURT PARKING AT FRONT & REAR

PROPERTY DETAILS

Freshfield Industrial Estate comprises a well established and popular business location offering a range of light industrial, warehouse, and trade counter units of varying sizes. The estate provides modern, functional accommodation with generous loading and parking facilities, designed to meet the needs of a variety of occupiers.

The units benefit from good eaves heights, a roller shutter loading door with separate pedestrian access, and flexible internal layouts suitable for storage, distribution, manufacturing, or service-based operations. The estate provides a practical and accessible base for businesses seeking quality premises within easy reach of Brighton city centre and the wider Sussex region.

SCHEDULE OF ACCOMMODATION

	SQ FT	SQ M
UNIT 6B	3,942	366
UNIT 6C	3,942	366
COMBINED	7,884	732











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PROPERTY
LOCATION

Freshfield Industrial Estate is prominently situated in Brighton, East Sussex, within an established commercial area just east of the city centre.

The estate benefits from excellent transport connections, with easy access to the A23 and A27 providing direct routes to London, Gatwick Airport and the wider South Coast network.

Brighton Station is approximately 1.3 miles away, offering regular rail services to London Victoria and other major destinations, while several local bus routes serve the nearby Freshfield Road and Eastern Road.

The location also benefits from its proximity to Brighton Marina and the city's main retail and business districts, offering a wide range of amenities for staff and visitors alike.



A27	**14 Minutes**
A23	**16 Minutes**
M25	**44 Minutes**

SAT NAV: BN2 0DF
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FURTHER **INFORMATION**

TERMS: The units are available by way of a new FR&I leases with terms to be negotiated and agreed.

RENT: Price on application.

VAT: All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

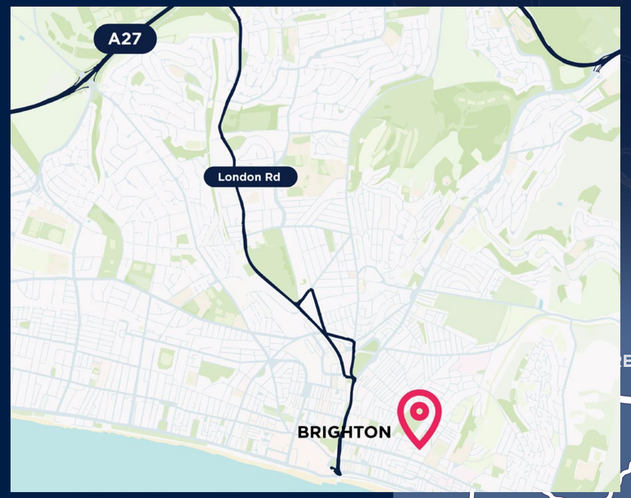
RATEABLE VALUE: According to the Valuation Office Agency (VOA) website, the units have the following rateable values:

Unit 6B £83,500
Unit 6C £87,500

PLANNING:
Unit 6B – B8 with trade counter
Unit 6C – B8/B1 with trade counter

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

EPC's:
Unit 6B – B
Unit 6C – To follow



CONNECTIONS	Miles	Time
A27	3.6	14 mins
GATWICK AIRPORT	28	39 mins
LONDON (M25)	34	44 mins
PORTSMOUTH DOCKS	52	1hr 20 mins
SO'TON DOCKS	65	1hr 38 mins



AGENT **DETAILS**

Harry Whitaker
07943 594 313
hwhitaker@shw.co.uk

Luca Nardini
07795 501905
luca.nardini@montagu-evans.co.uk

Chelsea Adams
01903 777782
07551 805 277
ca@hprop.co.uk

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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

OWNED AND MANAGED BY:

HARGREAVES
PROPERTY INVESTMENT
& DEVELOPMENT

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

hargreaves.co.uk

