



OFFICE TO LET

OFFICES, TRAFALGAR HOUSE

Quarry Road Industrial Estate, Newhaven, BN9 9DD

OFFICE SPACE AVAILABLE TO LET

345.31 TO 2,644 SQ FT

Eightfold
property

Tel: 01273 672 999
Website: www.eightfold.agency

Summary

Available Size	345.31 to 2,644 sq ft
Rent	£6,000 - £33,000 per annum exclusive of rates, VAT & all other outgoings.
Business Rates	TBA on individual units
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Temporary building (less than 2 years)

Description

Office space situated in Trafalgar House on The Quarry Road Industrial Estate. Offices A & B are situated on the 3rd floor with offices C & D being located on the 2nd floor. All offices are self-contained and have shared toilets. Office A has it's own private kitchen.

Location

Newhaven is situated to the east of Brighton, West of Eastbourne & South of Lewes on the Sussex Coast. It is a port town & well known for it's ferry crossings to Dieppe. Quarry Road is located on the western side of the town close to Newhaven Football Club within an area seeing much in the way of improvements & development.

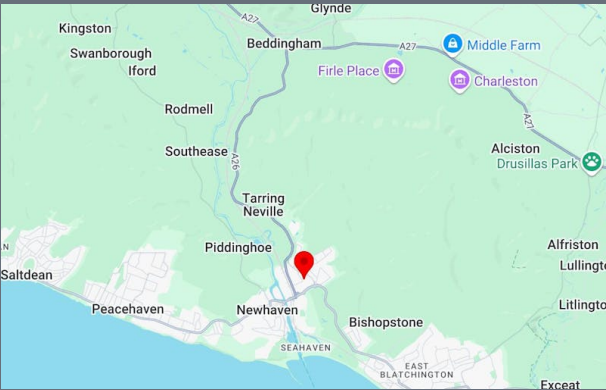
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
3rd - Office A	1,311.47	121.84	£900 /month	Available
3rd - Office B	563.17	52.32	£750 /month	Available
2nd - Office C	423.13	39.31	£600 /month	Available
2nd - Office D	345.31	32.08	£500 /month	Available
Total	2,643.08	245.55		

Terms

Available to rent by way of lease or licence for a term certain of 12 months with a rolling mutual break of 3 months notice thereafter.



Get in touch

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Eightfold Property

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