



**Central Brighton
Prime Trade / Warehouse Unit Lease Available**

Unit 6C

**Freshfield Business Park, Stevenson Road,
Brighton, BN2 0DF**

Industrial / Warehouse

TO LET

3,940 sq ft

(366.04 sq m)

- A prime trade counter / warehouse / last mile delivery unit in central Brighton
- Separate frontages for showroom / trade counter and goods loading /unloading
- Glazed showroom entrance

Unit 6C, Freshfield Business Park, Stevenson Road, Brighton, BN2 0DF

Summary

Available Size	3,940 sq ft
Rateable Value	£87,500
EPC Rating	D (100)

Description

The property comprises a mid terrace unit which is suitable for warehouse, trade counter or last mile delivery uses (subject to any necessary consents). There are separate frontages for showroom / trade counter and goods loading /unloading. Features include glazed showroom entrance, loading door and parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,496	324.79	Available
1st	444	41.25	Available
Total	3,940	366.04	

Location

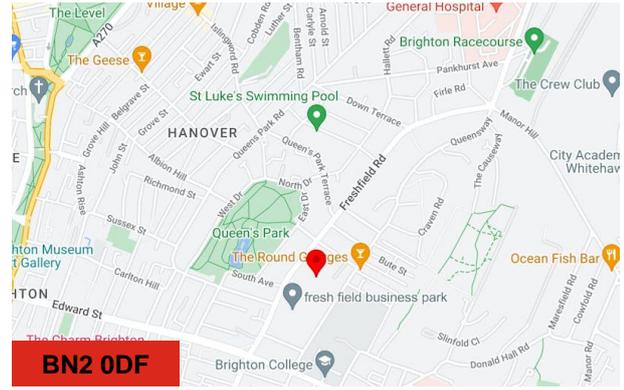
A prime trade counter / warehouse / last mile delivery unit in central Brighton alongside occupiers including:

* Screwfix * Tool Station * Howdens * Topps Tiles * Plumbase * CEF * Dulux Decorators Centre * City Plumbing * Johnstones * Benchmarx * Eurocell * Wolseley * Medlock * Williams & Co. * StorageMart *

The Freshfield Business Park is located on the east side of the city centre just off Eastern Road, and close to Kemp Town, Brighton College, The Royal Sussex County Hospital and the new Edward Street Quarter mixed use development. The A259 Coast Road and A23 are conveniently accessible.

Terms

The property is held on an existing lease for a term expiring 24 March 2032 at a current rental of £105,000 per annum, exclusive, subject to a rent review at 29 September 2026, and a tenant break clause at 28 September 2026. The rent is exclusive of VAT, business rates, estate service charge, building insurance premium and any other outgoings. The lease is excluded from the security of tenure and renewal provisions of the Landlord & Tenant Act 1954.



Viewing & Further Information



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