



INDUSTRIAL TO LET

## GROUND WAREHOUSE 1

Quarry Road Industrial Estate, Newhaven, BN9 9DD

Warehouse unit available to let on a flexible/  
temporary basis

8,591 SQ FT

**Eightfold**  
property

Tel: 01273 672 999  
Website: [www.eightfold.agency](http://www.eightfold.agency)



# Summary

Available Size	8,591 sq ft
Rent	£50,000 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

Warehouse space situated on The Quarry Road Industrial Estate.

## 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.

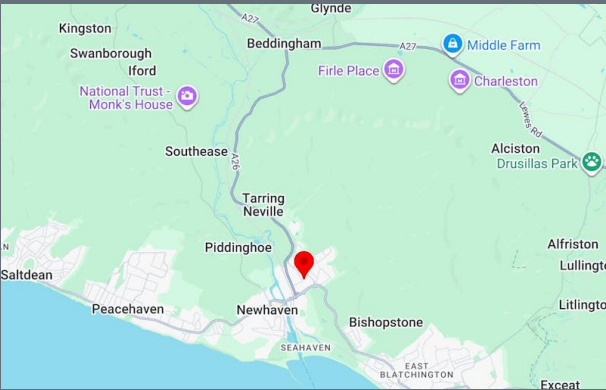
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	8,591	798.13
Total	8,591	798.13

## 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

Max Pollock

01273 672999 | 07764 794936  
max@eightfold.agency

James Hawley

01273 672999 | 07935 901 877  
james@eightfold.agency

Alex Gardner

01273 672999 | 07511 017289  
alex@eightfold.agency

### Eightfold Property

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 03/12/2025



