

## Trafalgar House

Quarry Road, Newhaven, BN9 9DD

**To Let: 979 sq ft - 6,110 sq ft  
of Flexible  
Industrial/Warehouse Units  
Available**

**979 to 6,110 sq ft**  
(90.95 to 567.64 sq m)

- Flexible Leasing Terms Available
- From 979 sq ft (91 m<sup>2</sup>) to 6,110 sq ft (567.6 m<sup>2</sup>) Available
- Electric Loading Doors
- Minimum Eaves Height of 6m
- 3 Phase Power (In Parts)
- Quality Offices & Mezzanine
- Car Parking Spaces

# Trafalgar House, Quarry Road, Newhaven, BN9 9DD

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 979 to 6,110 sq ft                 |
| Rent           | £7 per sq ft exclusive             |
| Business Rates | Upon Enquiry                       |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## Description

A variety of warehouse units and offices, equipped with electric loading doors, are available for lease on flexible terms at this conveniently located site in central Newhaven, near the main A259 road.

## Location

Newhaven, a port town located just off the main A259 south coast road, is approximately six miles south of the primary A27 road. The town is six miles east of Lewes and ten miles west of Brighton. Adjacent to the Harbour Enterprise Estate, Newhaven offers easy access to Newhaven Marina. Additionally, Newhaven Harbour railway station is within walking distance.

## Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed. Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

## Viewings

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 701070).

## Terms

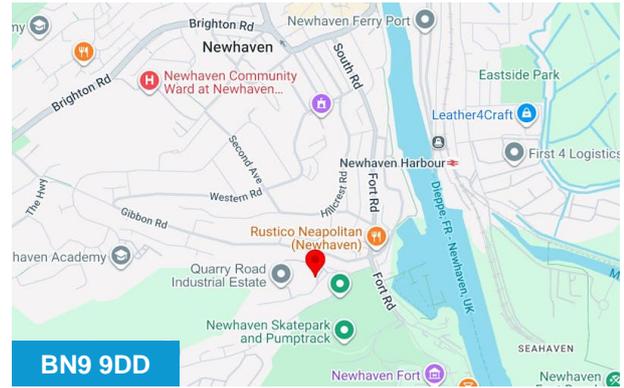
A new lease for a term of no less than 6 months and 3 monthly notice by landlord or tenant thereafter.

No Repairing Liability.

## Accommodation

Warehouse 1 - 3,862 sq ft (358.8 m<sup>2</sup>) Warehouse 11 & Storeroom - 2,632 sq ft (244.5 m<sup>2</sup>) Warehouse 12 - 979 sq ft (91 m<sup>2</sup>) with Office & Mezzanine 1 - 981 sq ft (91.1 m<sup>2</sup>) Warehouse 12a - 6,110 sq ft (567.6 m<sup>2</sup>) with Office & Mezzanine 2 - 393 sq ft (36.51 m<sup>2</sup>)

| Floor/Unit   | sq ft         | sq m            |
|--------------|---------------|-----------------|
| Building     | 3,862         | 358.79          |
| Building     | 2,632         | 244.52          |
| Building     | 979           | 90.95           |
| Mezzanine    | 981           | 91.14           |
| Building     | 6,110         | 567.64          |
| Mezzanine    | 393           | 36.51           |
| <b>Total</b> | <b>14,957</b> | <b>1,389.55</b> |



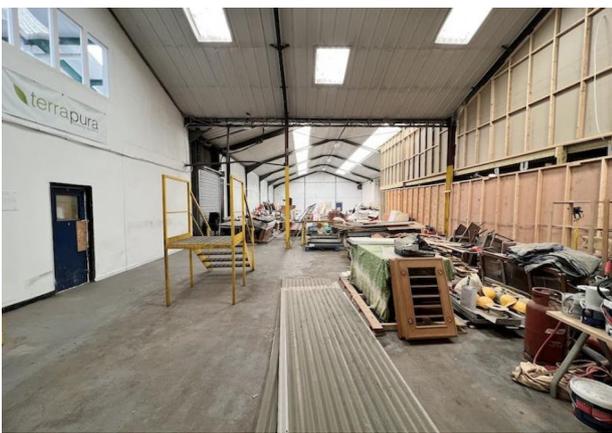
## Viewing & Further Information

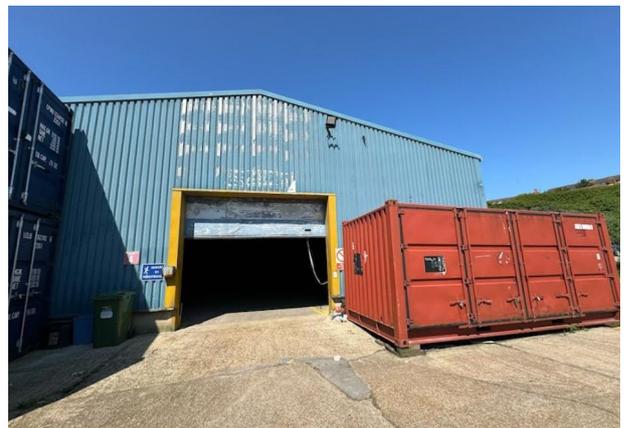
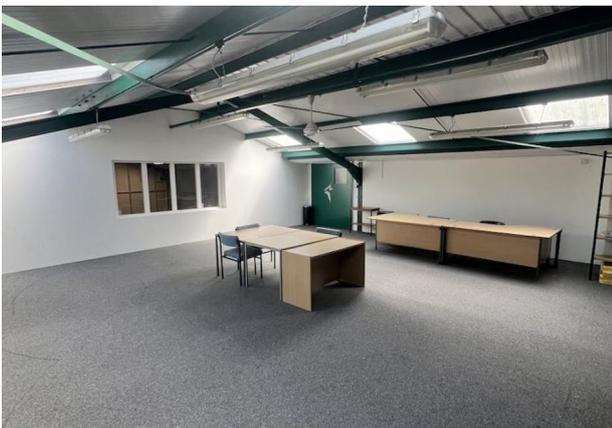
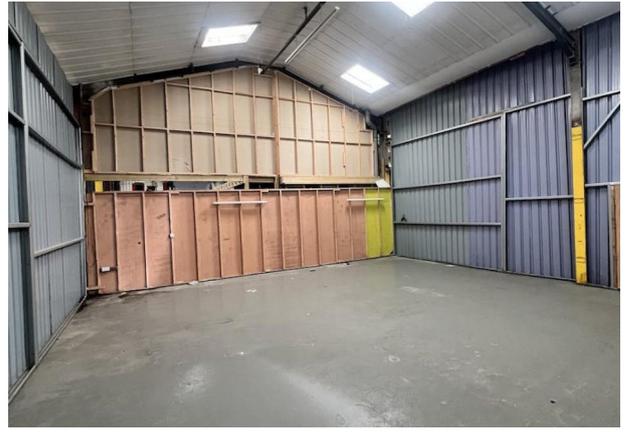


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Trafalgar House, Quarry Road, Newhaven, East Sussex, BN9  
9DD

TO LET: 979 SQ FT - 6,110 SQ FT OF FLEXIBLE INDUSTRIAL/WAREHOUSE UNITS AVAILABLE

# LOCATION



Newhaven, a port town located just off the main A259 south coast road, is approximately six miles south of the primary A27 road. The town is six miles east of Lewes and ten miles west of Brighton. Adjacent to the Harbour Enterprise Estate, Newhaven offers easy access to Newhaven Marina. Additionally, Newhaven Harbour railway station is within walking distance.

## Description

A variety of warehouse units and offices, equipped with electric loading doors, are available for lease on flexible terms at this conveniently located site in central Newhaven, near the main A259 road.

## Key Features

- From 979 sq ft (91 m2) to 6,110 sq ft (567.6 m2) Available
- Flexible Leasing Terms Available
- Electric Loading Doors
- Minimum Eaves Height of 6m
- Water Supply
- 3 Phase Power (In Parts)
- Quality Offices & Mezzanine
- Car Parking Spaces

## Accommodation

Self-contained Industrial/Warehouse and Offices.

Guide Commencing Rent - £7 per sq ft.

## Property Details

Warehouse 1 - 3,862 sq ft (358.8 m2)

Warehouse 11 & Storeroom - 2,632 sq ft (244.5 m2)

Warehouse 12 - 979 sq ft (91 m2) with Office & Mezzanine 1 - 981

sq ft (91.1 m2)

Warehouse 12a - 6,110 sq ft (567.6 m2) with Office & Mezzanine 2 - 393 sq ft (36.51 m2)

## Lease

A new lease for a term of no less than 6 months and 3 monthly notice by landlord or tenant thereafter.

## Rent Review

By way of negotiation.

## Repairing Liability

No repairing liability.

## Business Rates

Billing Authority: Lewis District Council

Description: Factory and premises

Rateable Value: £-

Rates Payable: £-

Valid from April 2019 (current)

## VAT

VAT will not be payable on the terms quoted.



## Legal Fees

Each party to pay their own legal fees incurred.

## Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (01273 701070).











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