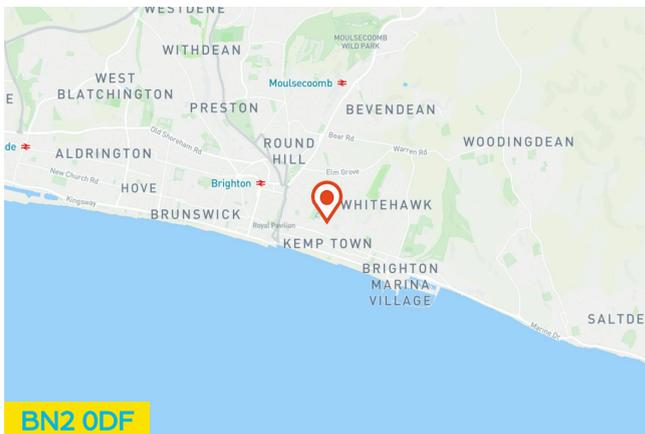


**TO LET, INDUSTRIAL, 3,942 SQ FT**

**FRESHFIELD INDUSTRIAL ESTATE, UNIT 6B, STEVENSON ROAD,  
BRIGHTON, BN2 0DF**



3,942sqft at Freshfield Industrial Estate available to let in well-established business location.



- Unit 6A available
- 5.9 meter eaves height
- Loading door
- 3-phase power supply
- Easy access to A27
- Warehouse and office space
- Forecourt Parking

## OVERVIEW

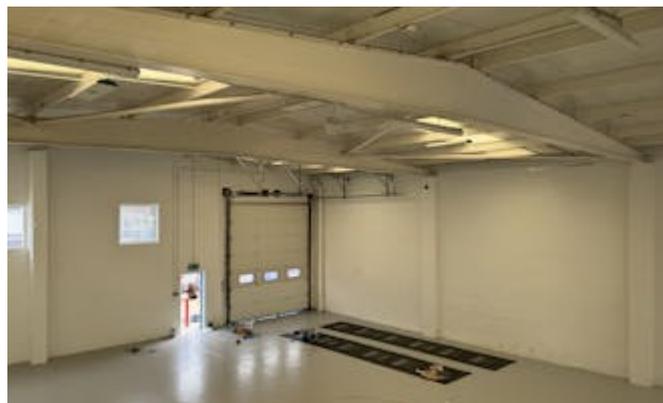
Available Size	3,942 sq ft
Rent	Rent on application
Rateable Value	£83,550
Rates Payable	£46,370.25 per annum
Service charge	n/a
EPC	-

## DESCRIPTION

Freshfield Industrial Estate comprises a well-established and popular business location home to a range of light industrial, warehouse, and trade counter units. The estate provides modern, functional accommodation with generous loading and parking facilities, designed to meet the needs of a variety of occupiers. The available unit benefits 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. Service charge to be confirmed.

## 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 (16-minute drive) and A27 (14-minute drive) 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.



## VIEWING & FURTHER INFORMATION

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