



INDUSTRIAL TO LET

## WAREHOUSE 14

Trafalgar House, Artex Avenue, Newhaven, BN9 9DD

Warehouse unit available to let on a flexible/  
temporary basis.

2,650 SQ FT

**Eightfold**  
property

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

# Summary

|                       |  |
|-----------------------|--|
| <b>Available Size</b> | 2,650 sq ft  |
| <b>Rent</b>           | £25,000 per annum exclusive of rates, VAT & all other outgoings. |
| <b>Business Rates</b> | TBA on individual units  |
| <b>Service Charge</b> | N/A  |
| <b>VAT</b>            | Not applicable   |
| <b>Legal Fees</b>     | Each party to bear their own costs                               |
| <b>EPC Rating</b>     | 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.

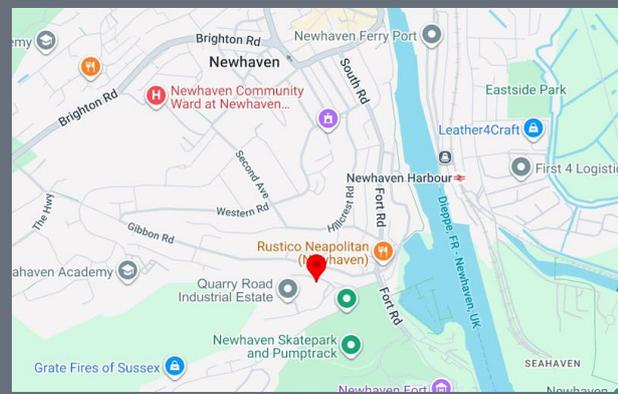
## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          |
|--------------|--------------|---------------|
| Ground       | 2,650        | 246.19        |
| <b>Total</b> | <b>2,650</b> | <b>246.19</b> |

## 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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