



Newhaven Port Offices, Newhaven, BN9 0BG

A range of modernised office suites with excellent views

- Semi-inclusive Rents
- Skirting Trunking
- Easy Access to A27
- Use of Conference Room & Dining Room facilities
- Air Conditioning
- Adjoining mainline Railway Station

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Summary

Available Size	497 to 1,838 sq ft
Rent	£8,400 - £12,000 per annum All rents are inclusive of service charge, electricity, water and exclusive of business rates, VAT and all other outgoings.
Business Rates	The suites are to be let on separate agreements and if let accordingly it is expected each will qualify for 100% Small Business Rates Relief. Tenants however should make their own enquiries.
VAT	Applicable
Legal Fees	Ingoing Tenant to be liable for a contribution to the Landlords Lease preparation cost of £350 Plus VAT
EPC Rating	B (28)

Description

A range of office suites available as separate units with excellent views and with the use of a large conference room and superior kitchen/dining facilities.

Location

The premises form part of the Newhaven Port Authorities building at the entrance to the Port and are all located on the first floor. Recently refurbished to a high standard they provide superior space in a convenient location adjacent to Newhaven railway station. Brighton is approximately 9 miles distant (via the A259 Coast Road) and there is easy access (via A26) to the A27 and subsequently the National Motorway Network.

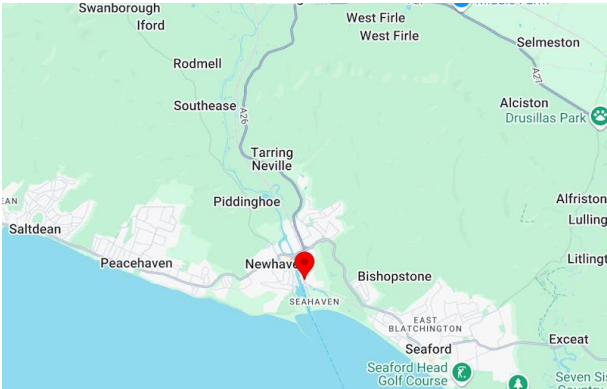
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Suite 2	497	46.17	Let
1st - Suite 3	590	54.81	Let
1st - Suite 4	751	69.77	Available
Total	1,838	170.75	

Terms

Available on flexible Lease Terms, outside the provisions of S24-S28 Landlord & Tenant Act 1954 (security of tenure)



Viewing & Further Information

Jack Bree MRICS
01323 302333
jack@breeprenton.co.uk

Anton Bree FRICS
01323 302333
anton@breeprenton.co.uk

Please note: Bree Prenton prepare Sale and Letting Particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor the company will, however, be under any liability to any purchaser or tenant in respect of them. (If a property is unoccupied, the company may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold).