

WAREHOUSES/WORKSHOPS/STORES - TO LET

148 - 1,256 sq ft (13.74 - 116.69 sqm)



Multiple Units in C Block, Old Cement Works, South Heighton BN9 0HS

- Well located on the A26
- Close proximity to Newhaven, A259 & A27
- Mix of warehouses, workshops, stores and office space
- New licences available

TO LET

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LOCATION

The Old Cement Works is a multi-let industrial estate accessed via the A26. Newhaven town centre and port are located 2 miles to the south, with access to the A259 coastal road giving access to Brighton and Eastbourne. To the north, the Beddingham roundabout is 4.5 miles away giving access to the A27 with access to Lewes and the A23.

A location plan and street view can be viewed online through Google Maps by typing in the following postcode: BN9 0HS.

DESCRIPTION

C Block is made up of differing workshops, stores and warehouses. The units may benefit from electricity, concrete flooring and access to the estate WC facilities. The estate is due to have security gates installed with tenants having full access to site 24/7.

ACCOMMODATION

The accommodation briefly comprises:

	SQ.FT	SQ.M	Rent P.A
Unit 6	385	35.81	£3,850
Unit 6a	148	13.74	£1,480
Unit 6b	429	39.91	£4,290
Unit 8	1,256	116.69	£12,560
Unit 14	372	34.54	£3,720
Unit 16 - Ground floor	450	41.83	
Mezzanine	439	40.79	
Unit 16 - Total	889	82.62	£9,900

***Units 6,6a,6b can be let individually or combined.**

LEASE TERMS

The premises are available to let by way of a new estate licence on terms to be agreed.

VAT

VAT may be applicable on the rent.

USE / PLANNING

We understand the premises fall within class E, B2 and B8. The tenant is to make their own enquiries to ensure their use falls within this use class.

BUSINESS RATES

Each property is rated individually and for more information on Rates Payable, and the various multipliers now available, please see: [Estimate your business rates - GOV.UK](#)

ENERGY PERFORMANCE CERTIFICATE

An EPC rating will be provided on request.

LEGAL FEES

Each party is responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS 2017 (AML & KYC)

We are required by Law to undertake Know Your Client checks on all prospective tenants, to include ID and proof of address. Where a tenant is a company, we require company structure and checks on majority shareholders. Further information can be provided on request.

VIEWING ARRANGEMENTS

Strictly by appointment through sole letting agent, Oakley Property.



James Hamblyn

01273 627 411

james.hamblyn@oakleyproperty.com



David Marsh

01273 054 583

david.marsh@oakleyproperty.com

Main switchboard: 01273 688 882

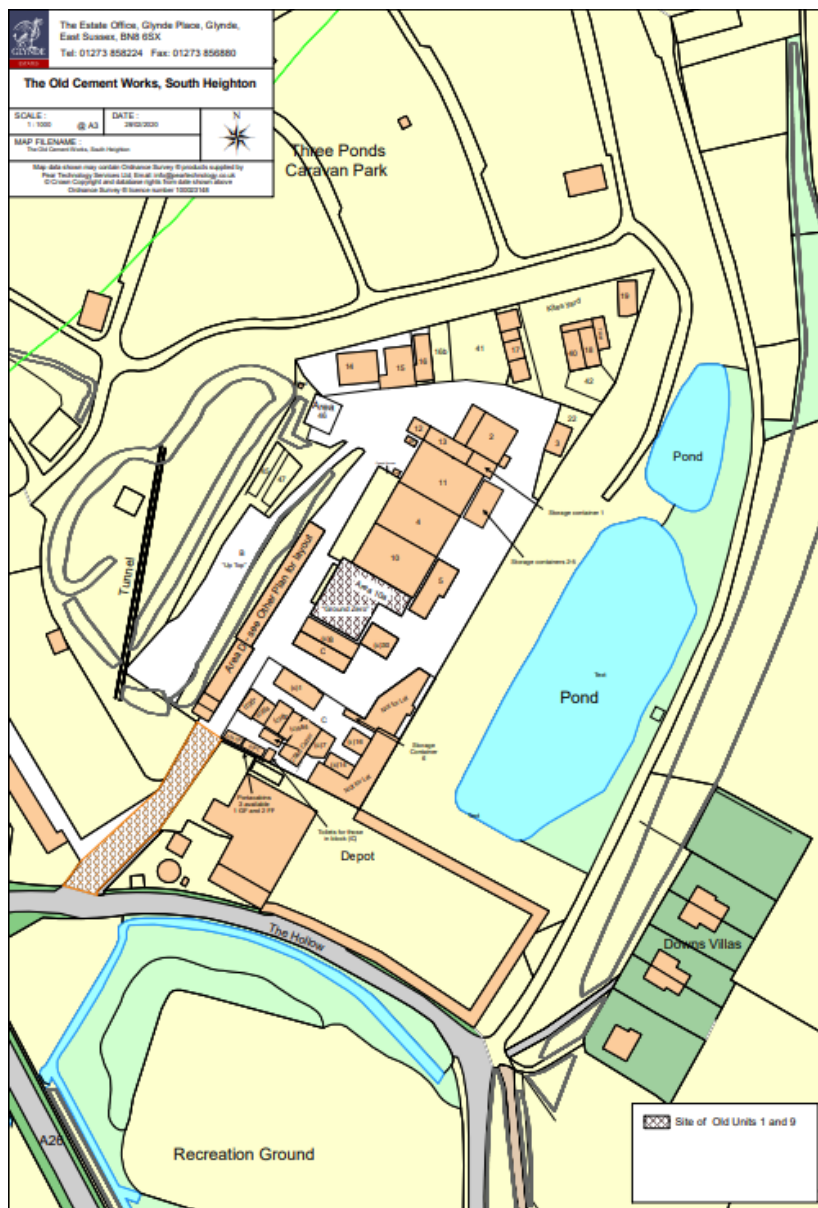
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Units 6, 6a, 6b



Unit 8



Unit 14



Unit 16

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Unit 6



Unit 6b

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