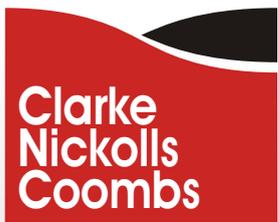


Unit D1  
Ranalah Trade Park  
New Road  
Newhaven  
BN9 0EH



Chartered Surveyors in  
Commercial Property

**01784 577998**

# TO LET

## Single Warehouse Unit &

## With Trade Counter Use

## Approx. 3,940 sq.ft (366.04 sq.m)



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## Location

Newhaven is located on the Sussex coast and is approximately 9 miles east of Brighton. The town benefits from good road communications via the A27, A26 and A23 which provides access to the M23. Randalah Trade Park is an established estate located approximately 0.5 miles from the centre of Newhaven and occupiers include Howdens Joinery, City Plumbing Supplies, Topps Tiles. Also located nearby are Travis Perkins and Plumbase.

## Description

A single warehouse comprising ground and first floor office space. **Potential to redesign/open up the front elevation with the removal of the offices to provide trade counter unit.**

## Amenities:

- Minimum eaves height of 3.63m (12 sq ft)
- Roller shutter loading door
- On site parking
- Electric heating in offices
- Toilets

## Legal Costs

Each party to bear their own legal and professional costs.

## VAT

The property is VAT elected.

## Planning Use

(Planning Ref: LW/04/2095 for B1(C), B2, B8 and Trade Counter Use.

## Accommodation

### Unit D1

Floor	Sq Ft	Sq M
Ground floor warehouse	3,380	314.05
Ground floor office	286	26.54
First floor office	274	25.45
<b>Total</b>	<b>3,940</b>	<b>366.04</b>

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £24,000 per annum exclusive.

## Business Rates

D1 Rateable Value: £20,500.  
Multiplier: 49.3p in the £ April 2015/2016

Interested applicants should make their own enquiries to the local council.

## EPC

Unit D1: 117 - Rating E



Unit D1

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## Location Plan



### Viewing

By appointment with the joint sole agents:

#### Clarke Nickolls Coombs

Andy Robinson 01784 577998

A.robinson@cncagency.co.uk

Steve Anderson 0207 071 5095

S.anderson@cncagency.co.uk



#### Flude Commercial

James Ormiston 01273 727070

brighton@flude.com



**Subject to contract**

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