



ESTATE AGENTS, VALUERS, SURVEYORS & LAND AGENTS
10 High Street • Shoreham-By-Sea • West Sussex • BN43 5DA

STORAGE/INDUSTRIAL LAND TO LET/MAY SELL NORTH QUAY ROAD, NEWHAVEN, EAST SUSSEX

3 plots available up to 2 acres

- * Open to offers of various sizes and special requirements *
- * Rent £1.30 per sq.ft. exclusive *
- * Close to new incinerator site *

Location

Located in a prominent position just off the junction with A259. The area is used predominantly for light/heavy industrial purposes and traders include PHS Allclear, Rabbit Skips, Tarmac and Newhaven Roadstone. North Quay Road is easily accessible from the A259 coast road and the A26 with its direct connection to the A27. Sites 1 and 2 can be let as a whole or divided to suite. The site is suitable for all types of light/heavy industrial use and storage including scaffolding STC. All the sites back on to the railway line.

Plot 1

Situated at the southern end of North Quay Road. The site is fenced off and extends to approximately 620 sq.m. (6,673 sq.ft.)*.

Plot 2

Joining plot 1 to the north the site is of an irregular shape which is fenced off and has its own gated entrance. The site is approximately 1,813 sq.m. (19,516 sq.ft.)*.

Plot 3

Approximately 2 acres* available which is fenced off with gated entrance, preferably to let as a whole and situated next to the new Newhaven Incinerator site at the north end of North Quay Road. Consideration will be given to sell this site.

*All measurements are approximate and we are waiting on clarification.

RATEABLE VALUE & RATES PAYABLE

To be confirmed.

LEASE

To Let on flexible terms by way of either a lease or a licence.



RENT

From £1.20 per sqft p.a.x + VAT subject to use and location.

LEGAL FEES

The ingoing tenant will be responsible for contributing towards the Landlord's reasonable legal fees in this matter.

VIEWING

Strictly by appointment with Sole Agent Warwick Baker, Estate Agents of 10 High Street, Shoreham by Sea, West Sussex, BN43 5DA Tel: 01273 454234. Email ben@warwickbaker.co.uk

